

ACTION

COMMITTEE	DATE
M.A.P.C.	<u>10-11-73</u>
B.C.C. / <del>RECEIVED</del>	<u>10-30-73</u>
M.A.P.C.	<u>11-26-73</u>
B.C.C.	<u>12-11-73</u>

*Approved July  
to conditions*

*Return to MAPC*

*Approved*

*Daniel*

-23 Amendment - Marina Lake Dr.,  
Inc. request commercial dev. at  
the SW corner of Amidon & 21st St.  
By Harry D. Bledsoe - File #5

POSTED  
9-21-73  
*[Signature]*

### ACTION

COMMITTEE	DATE
M.A.P.C.	<i>Approved subj. to conditions</i> 10-11-73
B.C.C. / <del>B.C.C.</del>	<i>Return to MAPC</i> 10-30-73
MAPC	<i>Approved</i> 11-26-73
BCC	<i>Daniel</i> 12-11-73

73 Amendment - Martin Lake Dr., Inc. request commercial dev. at the SW corner of Arndon Rd. 21st St. BY HARRY D. BIDDISON, Pres.

Map No. 5349  
Sec. 7  
Twp. 27S  
Range 1E

DATA SHEET  
COMMUNITY UNIT PLAN

DP 23  
Z-  
Filed 9-11-73

APPLICATION REQUEST: Approval of proposed planned commercial development.

1. Applicant Marina Lake Drive, Inc.  
Address 6572 E. Central Phone 685-3813
2. Agent Harry D. Beldsoe  
Address 11800 West Highway 54 Phone 722-2100
3. General Location At the Southwest corner of Amidon and 21st Street  
Address \_\_\_\_\_
4. Proposed Use Small shops

AREA DATA

1. Acres \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Existing Zoning "B" Proposed Zoning "BB" & "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	Action
<u>10-11-73</u>	<u>Approved subj. to conditions</u>
<u>11-26-73</u>	<u>Approved subj. to conditions</u>

2. Governing Body - BCC

Date	Action
<u>10-30-73</u>	<u>Returned to MAPC</u>
<u>12-11-73</u>	<u>Denied</u>

**THE CITY OF WICHITA**

OFFICE OF CITY TRAFFIC ENGINEER

DATE December 10, 1973



ON SAFETY  
PHASE II

TO Robert A. Lakin, Director of Planning  
FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT Marina Lakes Shopping Center  
Zoning Request

As you know, the Traffic Engineering Division was represented on Monday, November 26, 1973 at your Planning Commission meeting. At that time, we were prepared to discuss the traffic situation in and around Marina Lakes Shopping Center at 21st and Amidon. You so stated that a member of the Traffic Engineering Division was available for comment. Needless to say, our time was spent "for naught" since your Commission did not wish to discuss traffic matters further. It is our opinion that several of the inaccuracies stated by the applicant should be commented on by our division. It is for this reason that we are writing this memorandum.

Mr. Bledsoe indicated that the intersection of 21st and Amidon is presently running at 70% of capacity while several other important intersections around Wichita are operating at or above their design capacity. Anybody going through the intersection of 21st and Amidon within the last two weeks can see that this intersection is operating at capacity, and exceeding capacity during many hours of the day. A lot of the information Mr. Bledsoe was quoting was submitted by our division in May of 1973. As we both know, this information was prior to the opening of the Woolco Store.

In January of 1973, we submitted to your department traffic counts on Amidon and 21st in the vicinity of the Marina Lakes Center. At that time, the Amidon counts south of 21st were in the vicinity of 15,000 vehicles. Our continuous count station located on Amidon just south of the Big Arkansas River Bridge indicates that these volumes have been rapidly increasing. During the month of October, the counts varied from a low of 16,000 on a Wednesday to a high of 20,500 on a Friday. The highest recorded count during the month of October occurred on a weekend, at which time slightly over 22,000 vehicles were recorded on October 6 and October 13. Presently the November counts at this continuous count station are not available as they are in the computing center of the State Highway Commission of Kansas. We would assume that the November counts would be equal to the October counts while further counts presently being recorded during the month of December will indicate an even higher demand on Amidon.

Mr. Bledsoe also indicated that several of the intersections were operating in excess of their capacity. He quoted the intersection of Pawnee and Seneca to be operating at 114% of its capacity and then stated, "It means that is the traffic you can put through the intersection without having to wait for more than one stop light." This statement is in error. In the traffic engineering field, capacity is defined by various levels of service running from A through F.

Robert A. Lakin

-2-

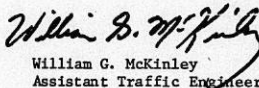
December 10, 1973

Level of service A denotes free-flowing traffic conditions, level of service C denotes, in layman's terms, waiting for one traffic signal, level of service E and F denotes maximum capacity through the intersection with delays of 6 through 8 cycles before you actually go through the intersection.

In May of 1973, the intersection of 21st and Amidon was operating at level of service C, which is the acceptable design level desired for intersections within the City of Wichita. Since that time with the opening of the Woolco Store and added traffic volumes, this intersection has fallen into the D level of service and sometimes F on certain critical approaches.

We submitted another memo to your office on October 9, 1973 indicating the impact of the Marina Lakes Shopping Center on traffic volumes around 21st and Amidon. In general, the existing shopping center with just the Woolco Store open accounted for 11 to 15% of the traffic using Amidon and 21st.

It should be noted that there is plenty of vacant square footage yet to be developed within the existing shopping center which can only generate additional traffic. Also, the proposed zoning would increase the amount of commercial development, further increasing the traffic volumes in this area.

  
William G. McKinley  
Assistant Traffic Engineer

WGM:cg

cc: R. W. Bruggeman

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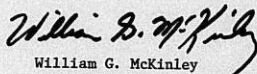
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It should be noted that there is plenty of vacant square footage yet to be developed within the existing shopping center which can only generate additional traffic. Also, the proposed zoning would increase the amount of commercial development, further increasing the traffic volumes in this area.

  
William G. McKinley  
Assistant Traffic Engineer

WCM:cg

cc: R. W. Bruggeman



EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 11, 1973:

27a. Case No. Z-1573 - Marina Lake Drive, Inc. requests change from "B" to "LC" for That part of Government Lot 1, in the NW 1/4 of Sec. 7, Twp. 27S, R1E, described as beginning at a point on the east line of said Government Lot 1, 1120.43 feet south of the NE corner thereof; thence north 88°12'55" West, a distance of 130 feet; thence north 00°04'05" East, 15 feet; thence south 89°56'09" West, 455.06 feet; thence north 54°26'07" West, 194.13 feet; thence south 16°00' West, 310 feet more or less to the left (north) bank of the Arkansas River; thence southeasterly along the left (north) bank of the Arkansas River to the east line of said Government Lot 1; thence north 885 feet more or less to the place of beginning, except therefrom that part dedicated to the public for access, drainage, riverbank maintenance, flood control and river beautification, all in Wichita, Sedgwick County, Kansas,

and change from "B" to "BB" for that part of Government Lot 1, in the NW 1/4 of Sec. 7, Twp. 27S, R1E, described as beginning at a point on the east line of said Government Lot 1, 1120.32 feet south of the NE corner thereof; thence north 88°12'55" West, a distance of 130 feet; thence north 00°04'15" East, 15 feet; thence south 89°56'09" West, a distance of 455.06 feet; thence north 54°26'07" West, a distance of 251.68 feet; thence north 70°56'58" West, a distance of 959.77 feet to a point 695 feet south and 770 feet east of the NW corner of said Government Lot 1; thence south 12°11'35" West, 282.9 feet more or less to the north bank of the Arkansas River; thence southeasterly along the north bank of said river to the east line of said Government Lot 1; thence north along the east line of said Government Lot 1, 885 feet more or less to the point of beginning, except that portion lying east of the following described line: Commencing at a point on the east line of said Government Lot 1, 1120.32 feet south of the NE corner thereof; thence north 88°12'55" West, 130 feet; thence north 00°04'05" East, 15 feet; thence south 89°56'09" West, 455.06 feet; thence north 54°26'07" West, 194.13 feet for a place of beginning; thence south 16°00' West, 310 feet more or less to the left (north) bank of the Arkansas River, except therefrom that part dedicated to the public for access, drainage, riverbank maintenance, flood control and river beautification, all in Wichita, Sedgwick County, Kansas.

All generally located on the west side of Amidon Avenue north of the Arkansas River.

27b. Case No. DP-23 - Marina Lake Drive, Inc. requests approval of an amendment to Marina Lake CUP, legally described as: That part of Government Lot 1, in the NW 1/4 of Sec. 7, Twp. 27S, R1E, described as beginning at a point on the east line of said Government Lot 1, 1120.32 feet south of the NE corner thereof; thence north 88°12'55" West, a distance of 130 feet; thence north 00°04'05" East, 15 feet; thence south 89°56'09" West, a distance of 455.06 feet; thence north 54°26'07" West, a distance of 251.68 feet; thence north 70°56'58" West, a distance of 959.77 feet to a point 695 feet south and 770 feet east of the NW corner of said Government Lot 1; thence south 12°11'35" West, 282.9 feet more or less to the north bank of the Arkansas River; thence southeasterly along the north bank of said river to the east line of said Government Lot 1; thence north along the east line of said Government Lot 1; 885 feet more or less to the point of beginning, except therefrom that part dedicated to the public for access, drainage, riverbank maintenance, flood control and river beautification, all in Wichita, Sedgwick County, Kansas. Generally located on the west side of Amidon north of the Arkansas River.

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

HISTORY:

1. The following history is from the staff report to the Planning Commission on January 25, 1973.

Z-0824 and DP-23 were two zone and Community Unit Plan applications for the entire area of the former Dolese sandpit area of approximately 60 acres which the Planning Commission considered in 1967. Approximately 37 acres were requested for "LC" and "C" and 24.5 acres were requested for "B". A Community Unit Plan was submitted for both the commercial and residential parts. The Planning Commission recommended denial, without prejudice, however, after the City Commission heard the case, approximately 8 acres of "LC" and 22 acres of "B" was approved. The situation at that time hinged on the impact of traffic on the arterial system.

On December 12, 1968, the Planning Commission considered an application for an amendment to the CUP and request for an increase of Parcel 1 from 3.57 acres to 9.13 acres of light commercial zoning (Z-1032). Action of the Planning Commission was to recommend denial of both applications. The Board of City Commissioners, however, at their meeting on January 21, 1969 approved both applications, subject to certain conditions. Again, the impact of traffic on the arterial system was a prime consideration. (See attached minutes of November 14, 1968 and December 12, 1968 - Attachments 1 and 2.)

On March 11, 1971, the Planning Commission considered an application for an amendment to the CUP and a request for an increase in the area on Parcel 1 from 9.13 acres to 14.94 acres of light commercial zoning. Action of the Planning Commission was to recommend approval of both requests. This recommendation was concurred in by the Board of City Commissioners on March 30, 1971. (See attached Planning Commission minutes of March 19, 1971, and City Commission minutes of March 30, 1971 - Attachments 3 and 4.)

2. The most recent history of subject property occurred on January 25, 1973, when the Planning Commission considered an application for an amendment to the CUP and a request for an additional amount of light commercial zoning - approximately 7.33 acres and an approximate 5.75 acres of "BB" Office zoning. Action of the Planning Commission was to recommend approval of both requests; however, both applications were denied by the City Commission on March 20, 1973. (See attached Planning Commission minutes of January 25, 1973 and March 8, 1973, and City Commission minutes of February 27, 1973, and March 20, 1973 - Attachments 5, 6, 7 and 8.)
3. On September 4, 1973, as an off-agenda item, the Board of City Commissioners considered the matter of litigation and zoning relative to Marina Lakes, Inc. The action of the City Commission was to permit the applicant to refile the application without cost, conditioned upon the litigation being ended by dismissal of the suit and payment of the court costs by Marina Lake Drive, Inc.
4. Based on this action, the zone case and CUP were advertised for hearing and notices mailed without cost to the applicant. Specifically, the applicant has requested approximately 7.33 acres of "LC" zoning and an additional 5.75 acres for "BB" Office zoning.

The CUP request proposes the following:

Increase in the size of Parcel 6 from 3.07 acres to approximately 7.33 acres.

Creating a new Parcel 8 proposed for "BB" Office zoning - approximately 5.75 acres with a maximum building height of 65 feet.

Decreasing the size of Parcel 7 from 22.49 acres to 12.79 acres, and a decrease in the proposed number of dwelling units from 335 to 219.

Increasing the permitted square feet of retail space by 111,878 for a total of 496,438.

Increasing the permitted square feet of office space by 125,293 square feet.

5. The past history reflects intensive discussion relative to this shopping center location and related traffic projections. Traffic volumes on 21st Street and through the 21st -Amidon intersection, continue to increase as is evidenced by the following traffic counts. (The Traffic Engineering Office advises that new counts will soon be taken.)

	Actual ADT 1970	Actual ADT 1972
Amidon north of 21st Street	16,069	16,065
Amidon south of 21st Street	14,673	14,904
21st Street east of Amidon	13,659	17,278
21st Street west of Amidon	8,832	12,141

The increase in these traffic counts on 21st Street in part must be attributed to the improvement of the street and the new bridge across the Arkansas River.

6. The arguments have been made in the past that regardless of increased traffic, the west side of Amidon deserved a comparable amount of "LC" zoning as granted to Twin Lakes to the east. The square footage of retail space now proposed for the west (496,438) now compares with the 330,000 previously approved for Twin Lakes.
7. As the existing "LC" is generally the same on both sides of Amidon, any consideration of extending "LC" zoning should be based on the submission of justification for additional need of services. It would appear that as office zoning and development exists to the east, the most compatible uses would be for Parcel 6 to be developed for professional offices.
8. Although "outdoor display of marina supplies" was originally approved as a permitted use in Parcels 1 and 4, subject to approval by the Board of Zoning Appeals, the purpose of this intended use was originally stated because the parcels had access to water and customers would have an opportunity to test drive the boats on the lake. Outdoor type of uses and displays should not be permitted along Meridian-Amidon.
9. Although the area now designated as Parcel 8 was originally proposed for townhouses at a low density, it is now proposed to develop offices to a maximum floor area of 125,000 square feet to a permitted height of 65 feet. The townhouses were previously thought to be the most compatible use across the River from high quality single-family homes. However, due to the manner of development of the Marina Lakes commercial, most have the service or back of buildings oriented to the lake. This detracts from the visual qualities which were hoped would induce the townhouse and residential character for the riverfront development.
10. Visual qualities and the view of the rear of the existing buildings on Marina Lakes from the residential area south of the River were discussed by the City Commission when the two original applications were returned to the Planning Commission. They suggested that proper coordination and beautification of Marina Lakes be considered to meet the needs of property owners in the area. The applicant submitted a list of plant materials and offered to guarantee the plantings for Parcels 6 and 8.

Since the previous consideration of this matter, recent CUP's have provided that "landscape plans" would be submitted for approval prior to the issuance of building permits.

11. Should the Planning Commission recommend the approval of the zone change request and the amendments to the CUP, the following conditions would be consistent with other approved CUP's:
  - a. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners, or the zone case be considered denied and closed.
  - b. Adding to "General Provisions" the following: A landscape plan for Parcels 6 and 8, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permits on these parcels.
  - c. One minor correction being made on the face of the plan - labeling "Reserve A" on the plan next to Amidon.
  - d. 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.
  - e. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
  - f. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

GALBRAITH said that the staff was still of the same opinion as before, that "BB" Office zoning seemed more appropriate on Parcel 6, and "B" more appropriate on Parcel 8; however, if the Planning Commission recommends approval, it should be subject to the conditions shown in the staff comments, which are the same as a year ago, except with respect to the landscaping requirement for Parcels 6 and 8. When asked if anything had changed since the last consideration, GALBRAITH said there appears to be no difference in the CUP or the application than before.

HENNESSY stated the City Commission, when threatened with litigation over the last action on this area, had apparently decided to rehear the case if the litigation was dropped, and expected the Planning Commission to become a party to the matter.

GALBRAITH said the City Commission minutes reflect that the action was a split vote (3-2) and one Commissioner stated he was not indicating his approval of the matter at that time.

H. D. BLEDSOE said there are some things he wanted to get in the record and that he would be as short as possible in his presentation. He commented that there is so much misunderstanding that he wanted a record so that the City Commission will see his various points.

BLEDSOE said there has been one change in that they have agreed to landscaping in an effort to appease everybody in the area, including several parcels along 21st Street, some of which he does not now own.

BLEDSOE said that subject property has never been asked for "LC" prior to the application at the end of last year, although the City Commission has the understanding it has been back several times. He pointed out that it is only the CUP that has been considered several times, and subject tract is a portion of the CUP, which has 60 acres, and whenever a change in the CUP is proposed, no matter how small an area of the total is involved, a new application must be filed. He stated that subject application for "LC" is only for 7 acres and that normally under a CUP they could build around 170,000 square feet; however, they are proposing only 111,000 square feet.

To refer back to the beginning, BLEDSOE pointed out that the area was originally 60 acres and an application was filed for 35 acres of "LC" and 24 1/2 acres of "B" zoning, based on the original design. There was much newspaper publicity and everyone seemed to think it was great until the Ritchies opposed the plan, saying that the street would be burdened and the intersection would break down and there was no way it could work. At that time, the City Commission allowed only 8 acres of "LC" and approved 24 1/2 acres of "B", but left the center of the lake with no use at all. BLEDSOE passed around the table a picture showing the area at that time, showing the strip commercial approved along 21st Street. He pointed out that when only strip zoning is approved, there is no alternative but to develop in that fashion. The other 52 acres were left in the CUP, but there was no credit for the "LC" area they could build on.

Of the approved 8 acres along 21st Street, only 4,700 square feet of "LC" has been built thereon, and BLEDSOE said it was at this time he acquired Parcels 3 and 5, which was the only area he had on the north side. BLEDSOE stated that it was at this time the City Commission, Paul Graves and Ritchies complained that the street would collapse; however, at the time the matter was denied, street plans were on the drawing board for the intersection improvement, so if it is underbuilt now it was underbuilt at that time. BLEDSOE stated that after denial of the zoning, they paid for 1/2 of 21st Street. Then the City decided to build a fast turn at the corner and assessed the Texaco Station, Goodyear and a piece of land to the south of the Texaco Station. After this, BLEDSOE stated, they asked for another entrance on Amidon across from the entrance to Twin Lakes, and again Ritchies complained that the traffic would tear the street down and that if the entrance was across from theirs it would require a traffic light, so the entrance was granted 400 feet to the south.

BLEDSOE next referred back to the fact that when Amidon was built, Dolese Brothers (then owner of subject property on the west side of Amidon) gave up access and in exchange was not taxed for the street improvement. So when an access was requested, the City asked for and received payment for one-half of the Amidon Street improvement which had not been originally assessed against Dolese Brothers. BLEDSOE pointed out, however, that no such requirement was made of Ritchies on the east side of Amidon. In the meantime, Ritchies added the theater to their Twin Lakes area, building it to within 35 feet of the property line, yet the City Commission required a 70-foot setback on the west side of Amidon. Since that time, the City has installed a traffic control light at the entrance to Twin Lakes, even putting the controls on the west side of the Street.

BLEDSOE said that when Woolco wanted space for a store, they had asked for additional "LC" zoning for 550 feet south, to which the City agreed; however, Ritchies again complained. Yet in the meantime, they added on to the Sears Store in their own center. Also, on the south portion of their property, which was supposed to have apartments, and which is not under their CUP, the zoning was changed so they can build offices to the extent of 100,000 square feet, yet his subject application is only for 111,000 square feet of light commercial on the entire 7 acres.

When the City agreed to the zoning for the Woolco Store, BLEDSOE said, they were asked to build an additional third lane along Amidon, which they did for almost 1600 feet, and in addition to the 70-foot setback. The City at the time was dumping water from the street into the lake and, in fact, water was draining

from the Ritchie property under the street and into their lake. As a part of the same rezoning, the City required them to pay for storm sewer facilities for handling the drainage, which was the first time a CUP development had to provide a third lane or storm sewer facilities. As a summarization of requirements placed on the Marina Lake development, BLEDSOE said they paid for 1/2 of 21st Street improvement; all of a fast turn; all of storm drainage; 1/2 of the two lanes on 21st Street; a full third lane on Amidon and 1/2 of the cost of the medials.

BLEDSOE next referred to the design of signalized intersections and the fact that when traffic builds up to where it cannot flow through an intersection on one signal and has to wait for the second green light, it is called F level. He said that 21st and Amidon now is running at 70% of F level; Rock Road and Kellogg at 80%; Central and West at 80% and Pawnee and Seneca at 114%, all of F level. In further explaining this point, BLEDSOE said that 21st and Amidon was designed to carry 40,000 cars at F level and today has 30,190 cars per day, so there is a buffer of 10,000 cars. Seneca and Pawnee was designed for 28,000 and is now running at 32,737 per day. He pointed out that 25th and the I-235 bypass, construction of the 21st Street bridge and eventually when 25th Street is extended across the Big Ditch, all will help alleviate the traffic at 21st and Amidon.

For comparison purposes, BLEDSOE pointed out that at 21st and Amidon, with 63 acres of "LC" on all four corners, traffic is 70% of capacity, and Kellogg and Rock Road with 169 acres of "LC" on all four corners, is 80% of capacity, and yet the City granted an additional 18.4 acres of "LC" just recently before Kellogg Mall construction was started, which means an additional 240,000 square feet of building. BLEDSOE said at that time the Traffic Engineer's report stated that Kellogg would be forced to carry 60,000 cars per day, or twice as much as it would be on 21st and Amidon. Further, on Amidon for a length of 1800 feet they can only build 308,000 square feet of building, while on one corner at Rock Road and Kellogg (Kellogg Mall) they can build 1,573,000 square feet of commercial, plus 296,000 square feet for motel and that does not include apartments or residences, which amounts to four times as much on one corner as on all the Marina Lake property put together.

BLEDSOE brought up the fact that the man that has been fighting the Marina Lakes development is a stockholder in the Kellogg Mall project, and he submitted a listing of Rock Road Improvement, Inc. stockholders, showing that E. D., H. D., and J. P. Ritchie own 1/10 of the stock herein. Again referring to the amount of "LC" allowed at Kellogg and Rock Road, BLEDSOE said that in addition to that referred to above, there can be 400,000 square feet of building to the south that is not completed, and there is 800,000 square feet of area in Eastgate Center. So within 1/2 mile of that intersection there is about 3,200,000 square feet of "LC" building to be built. If subject application is granted, it is the last of the property available in this area to be built on, and it will only represent a total of 1,200,000 square feet for all four corners, which is much less than what is allowed on only one corner (Kellogg Mall) at Rock Road and Kellogg.

BLEDSOE said that in granting the 18.4 acres at the intersection of Kellogg and Rock Road, the original 400-foot setback was reduced considerably. BLEDSOE referred to the Traffic Engineer's report on conditions at Kellogg and Rock Road, pointing out that the criteria used was that 1,000 square feet of light commercial area would generate 18 cars per day; however, on the Saturday before Christmas at Twin Lakes, the figure was 42 cars per 1,000 square feet, so it is no wonder there are traffic problems. BLEDSOE felt the biggest problem at 21st and Amidon is not with the intersection inasmuch as traffic counts show it is only operating at 70% of design capacity but, rather, it is the fact that Twin Lakes has been four times more successful than anticipated and it is built too close to the property line and cars cannot get in and out, there is no room for a stacking lane. He showed a picture of the new Woolco Store at Pawnee and Broadway to illustrate how far back it is from the street and the stacking lanes provided.

BLEDSON said the Traffic Engineer's report on Kellogg and Rock Road indicates a projection for 4,799 cars per day on Rock Road north of Kellogg generated from retail, and in 1980 he has projected over 15,000 per day from retail. In comparing this with the Marina Lake area where only 20% as much retail is proposed, BLEDSON felt it was obvious that traffic is not going to increase more than 20% or 2,000 cars per day, which should not cause any problems when the intersection is 10,000 below capacity now.

BLEDSON next referred to the fact that they are proposing landscaping to satisfy the residents on the south side of the River and elsewhere in the neighborhood. He pointed out that it is 400 feet across the River; however, and he cited examples of where light commercial has been developed adjacent to residential areas. Prior to asking the Oblinger and Smith representative to review the landscape plan, BLEDSON outlined the following:

The Planning Commission asked Ritchies to pay their half of the street - the City Commission let them off the hook.

The Planning Commission asked Ritchies to build a fast turn on their corner and the Traffic Engineer said that it would increase the traffic flow by 5% - the City let them off the hook.

The Planning Commission asked Ritchies to put in a third lane - the City Commission let them off the hook.

Ritchies can build on the south end of their property over 100,000 square feet on a very small area, while the applicant can build only 111,000 square feet on the entire 7 acres he is requesting for "LC".

JOHN GIST, Oblinger-Smith Corporation, said they had been asked to make recommendations for landscaping for improvement of the general appearance of the Marina Lake premises as it related to property owned by the applicant or on which he retained some control, separating out those which were under lease arrangements, or parcels which they had sold.

GIST said it has been recommended that from the west edge of the lake area on 21st Street and extending east to existing facilities, a street tree program and grass to establish turf be provided. There is a small strip of land by the water's edge (south of Parcels 4 and 5) which, because of its configuration is non-developable and they have recommended that it be cleaned up (now filled with fill material, broken concrete) top soil deposited and the bank stabilized, and grass and tree plantings provided, and the plan specifies the type of plant materials and their location. GIST pointed out two other areas on the south portion which they have recommended fill and clean up and establishment of turf and the area mowed until actual development takes place. They have recommended some shore line plantings and landscaping and indicated the exact type and location. Along Amidon on Parcel 6, they have suggested the same as on 21st Street - trees and grass.

On the portion being considered, they have specified the type of shrubs and trees and size and location. GIST stated that the recommendation indicates appropriate substitute plantings in case the originally suggested plants are not available at the time of development and installation of screening. He stated also that the plantings are all subject to approval of the Park Department.

BLEDSON said that John Long, and possibly others living south of the River, had previously complained because of the lack or limited landscaping proposed for the north side of the River. Mr. Long has, however, indicated his approval of the plan just presented.

GALBRAITH verified Bledson's statement that Mr. Long had talked with him and expressed his approval of the proposed landscaping.

MRS. MARY BELLUOMO, 2245 Bulliner, spoke in opposition, as she believed the saturation point of shopping center development

had been reached throughout the City and she pointed out the various other centers or shopping areas already in the general northwest area. It was her belief that additional facilities are not needed in this particular area; and if the applicant had been the first development rather than Ritchies, she would not be arguing against them now. However, Mrs. Belluomo said she was opposed now to any more commercial regardless of who is involved, and she said they could have used the area for a park for the residential area. MRS. BELLUOMO, when asked what she would suggest be developed on subject property, suggested apartments or offices as they provide income also. BLEDSOE pointed out that Ritchies already have office type zoning which also permits apartments, and have only developed about a third because that is not where the demand is at this time.

BLEDSOE continued to point out that it is 1500 feet to the closest residence north of 21st Street and there is a demand for more shopping facilities and he has a contract to build. He pointed out the valuable land involved and the fact that it would not be considered so valuable if there was not a demand for more facilities. He continued that the area qualifies for commercial - it has access for free flowing traffic, appropriate entrances on Amidon and 21st, and the fact that at Twin Lakes the vehicular traffic averaged 42 cars per 1,000 square feet of facilities, is indication enough that there is need for additional facilities.

MRS. BELLUOMO maintained that there is only a certain amount of dollar buying power in an area and that sometimes volumes of cars represent comparison shoppers. Further, she stated that Mr. Bledsoe was aware of the zoning when he purchased the land and his development should have been planned for under the zoning at that time.

BLAKEY said he was already late for another meeting and suggested the Commission has no doubt heard everything to be presented on this case and felt that everyone had been given a fair public hearing on the matter.

**MOTION:** That the Planning Commission recommend to the City Commission approval of the zone change request (Z-1573) and also approval of the amendment to the Community Unit Plan (DP-23), subject to the following:

1. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners; or the zone case be considered denied and closed.
2. Adding to "General Provisions" the following: A landscape plan for Parcels 6 and 8, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permits on these parcels.
3. 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.
4. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
5. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

Blakey moved, Arnholz seconded and it carried unanimously. (Hill, Gardenhire, Rising absent.)

HENNESSY said for the record that he would again vote for this change as he did before as his opinion had not changed.

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EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 26, 1973:

- 21a. Case No. Z-1573 - Marina Lake Drive, Inc. requests change from "B" to "LC" and change from "B" to "BB" for: (See attached excerpt of Planning Commission minutes of October 11, 1973 for legal descriptions.) Generally located on the west side of Amidon Avenue north of the Arkansas River.
- 21b. Case No. DP-23 - Marina Lake Drive, Inc. requests approval of an amendment to Marina Lake CUP, legally described as: (See attached excerpt of Planning Commission minutes of October 11, 1973 for legal description.) Generally located on the west side of Amidon north of the Arkansas River.

GALBRAITH pointed out the area on the map and briefly reviewed the staff report which had been submitted to the Planning Commission when this application was considered on October 11, 1973 (See minutes of that meeting for staff report in full.) LAKIN reported that at that previous hearing, the Planning Commission had unanimously as to those present (3 members absent) recommended approval of the requests, but that the City Commission has returned the cases because of the lack of real showing of any justification for more zoning and for the adverse impact further light commercial would have upon the traffic on the two principal streets (Amidon and 21st Street). (City Commission minutes were furnished to the MAPC.)

LAKIN said another point brought up at the City Commission meeting concerned the effect such zoning might have on riverfront development plans. He said that the Waterways Development Advisory Board has made no specific plans at this time. At the time of platting, requirements would be made for riverbank beautification, recreation and maintenance easements.

LAKIN said that the staff has not recommended approval of the requested "LC", feeling that the present "BB" zoning is the most appropriate in relation to the "BB" on the east side of Amidon, and further, it was the staff's opinion that the "B" area being requested for "BB" should not be changed as it was more appropriate for development of apartments along the River.

LAKIN stated that there are several items in Mr. Bledsoe's previous testimony on which he could not agree entirely, particularly as to some figures given related to traffic analysis, however, he said he would not go through them specifically, as all the Commissioners have been provided sufficient material in this area. LAKIN said the Assistant Traffic Engineer was available to answer any questions on traffic.

LAKIN stated that at the City Commission meeting there was no general discussion of these cases - they were referred back without discussion of the merits of the cases.

H. D. BLEDSOE, the applicant, said there had been no "deal" made for refiling of this application for the withdrawal of litigation proceedings (which had been filed because a similar request was not approved before). He said he had spent almost \$12,000 in legal fees for such suit and when one of the City Commissioners said he was in favor of the zoning all along and

two other Commissioners indicated they would be willing to "take a second look", he had dropped the suit and refiled subject applications.

BLEDSON stated that this matter has been before the Planning Commission three different times and each time has resulted in unanimous recommendation for approval. He related circumstances under which he thought he had made arrangements with the City Manager's office for subject requests not to be heard on October 30, 1973, but to be deferred. However, the evening of October 30, 1973, he learned that they had been considered and referred back to the Planning Commission. He commented further that although the City Commission agreed to review the zoning again if he would drop the law suit, it did not even take the time to listen to the explanation, but referred the matter back. He indicated he dropped the law suit because of the time and money involved and that no "deal" was made with the City Commission.

BLEDSON stated that the intersection of 21st and Amidon presently is operating at 70% of design capacity as related to traffic and that Rock Road and Kellogg intersection of the same design is running 80% of capacity. He pointed out that if everything possible to be built on was built right now, including the Woolco and Hanson Stores and subject request (at 21st and Amidon), there could only be another 350,000 square feet of building area, yet on one corner of Rock Road and Kellogg 1,500,000 square feet can be built. He pointed out that within a month of the time the City Commission denied his previous request, only 1,260,000 square feet could be built on one corner of Rock Road and Kellogg, yet the City Commission granted them the right to build another 240,000 square feet, saying the intersection could handle the traffic, at the same time turning his request down saying traffic could not be handled. He felt that there was no possible way to justify this action.

BLEDSON asked the staff what was considered criteria for granting light commercial, and LAKIN answered that when presented to the Planning Commission, the dollar return, usually referred to as the highest and best use, compatibility to adjacent land uses, and also it relates to the public facilities available and capacity for handling additional such zoning and development.

BLEDSON stated in further discussion of criteria for zoning that it must be on a major thoroughfare and adjacent to light commercial, which the light commercial request is; must be buffered from residential (the closest residence to his application, he estimated to be 1,000 feet); and another factor is to be able to move through the area. The entire Marina Lake area has four entrances on Amidon and seven on 21st Street. As an indication of the demand in this area, BLEDSON said he had a sales contract to construct a building on 1 1/2 acres of that requested for light commercial for \$150,000, making a value of \$100,000 per acre, and he considered this definite indication of a demand.

With respect to office zoning, BLEDSON pointed out that Ritchies to the east, who have always complained about the granting of light commercial in the Marina Lake area, had originally intended apartments on their area now zoned "BB", and only about 1/3 of the office space has been constructed by them because there is not the demand for such use in the area to justify more construction.

BLEDSON said they have restricted their request to 111,000 square feet and yet Ritchies can build over 100,000 square feet in the small portion at the far south end because this particular tract of the Twin Lakes development is not under a CUP.

BLEDSON next pointed out that the City Commission this year has approved \$17,000,000 in industrial revenue bonds to bring in new industry to create new jobs, yet by doing so has taken the properties involved off the tax rolls for a period of ten years. He said what is proposed is a \$2 million dollar project ready to proceed right at this time.

BLEDSOE emphasized that the landscaping plan he has submitted includes the south side of 21st Street as well as his property. He pointed out that the zoning requested has absolutely nothing to do with 21st Street, but some of the City Commissioners did not like the design or looks of the development along 21st Street, however, every building there was issued a permit from the City. As for the weed problem, the City has the right to overcome such a nuisance. But regardless of anything else, he said he had engaged the services of Oblinger-Smith to design a landscaping plan for the area along 21st Street, most of which he has never owned and over which he has no control. He said that his only interest along 21st Street is in the UniRoyal Building, which he has leased and on which he has obtained the permission of the manager to do the landscaping. He pointed out further that the landscaping will cost around \$34,000, and that such has never heretofore been required of a developer other than on his own ownership. He said the only reason in this case is because it is all a part of the original Community Unit Plan.

BLEDSOE said that at the previous meeting there was only one person who appeared in opposition, and since that time a mimeographed letter was sent out urging people in the area to send in their opposition, and while the City Commission had not heard the case, seen the letter or had any information pointed out to it, did return the applications to the Planning Commission for reconsideration. When asked, BLEDSOE said he did not have a copy of that letter.

HENNESSY said he thought Bledsoe had done a tremendous job of presenting his case and had several questions about the litigation and whether or not Bledsoe felt he had received a fair hearing or that someone was trying to "push him around."

BLEDSOE said he was convinced that the property has every criteria for light commercial zoning and development and the Planning Commission had studied and recommended unanimously that it be approved on three occasions, and it was his thought that the City Commission should give some credence to the Planning Commission recommendation. In further explanation of the litigation, BLEDSOE said it was based on the fact that he considered it proper zoning and that under the Constitution he should have the right to do what he wanted to do with the land provided it fits in with the community plan and doesn't adversely affect the public.

MS. JOAN SHEARER, 2433 Benjamin Drive spoke in opposition. She stated that area residents have appeared in opposition to the numerous zoning cases in this particular area since they first began in 1967, and have faithfully come to many of the meetings; however, they have been worn down by the continuous requests for more zoning, which is why there are not so many people in the audience to object.

MS. SHEARER said they felt it unfair to compare this intersection with others in the City because it is a unique intersection as far as traffic is concerned because the commercial developments must be served by only two major streets. She said that while subject property may be buffered by the River, it is not unrelated to the people that live north of 21st and west of Amidon because of the increased inaccessibility in getting in and out of the residential area. She said many residents in her neighborhood do not shop at the center because they wish to avoid the traffic congestion.

MS. SHEARER pointed out also that there is some unleased space in Sweetbriar Center, and just because Ritchies have not built more office space does not mean there is no demand for such. She commented that Riverbend Center is only about a half mile away from this large commercial area at this intersection. Sometimes requests for zoning have been made because of a desire to have the same acreage as across the street, and now that it is comparable, she said those in the area are opposed to more zoning. They do not want to make it difficult or unfair for those desiring to develop land, but it would be more compatible to their

interests if it could be office space or apartments. She stated that from the very beginning of their opposition, it has not mattered who was asking for zoning, but they feel there is sufficient light commercial zoning and development, and if subject corner had been developed first, they would have opposed development of commercial facilities for the others.

MS. SHEARER indicated that as originally proposed might have been better, although they had opposed it, but after seeing what has developed since that time, perhaps if allowed to go as requested originally, the development might have been more attractive.

MARY PHELAN, 2243 Cardinal, pointed out the uniqueness of the corner because of the fact that it is "boxed" in by the two Rivers and unless one goes west or north there is no way other than through the intersection. She felt that since the opening of the Woolco Store particularly there has been congestion in making right turns from 21st Street to the south. She commented that the area residents seem to be "whipped" between Ritchies and Bledsoe, and regardless of the fact that a developer is "ready to go", the point is whether or not the zoning is in the best interest of the City of Wichita and particularly this section of the City.

In further explanation of the uniqueness of the intersection, MS. SHEARER pointed out that there are not many thru streets leading into the facilities at this intersection, since it is bordered by the River, Flood Control project and limited access south by McLean and the River on the east - hemmed in so far as arterial streets, and traffic must be channeled through the intersection.

ARNHOLZ felt the corner could be compared with others in the City and said he avoids the intersection of Rock Road and Kellogg himself, and he did not see how what is proposed could result in anything but enhancement for the area. He commented further that the applicant would not be asking for the zoning if there wasn't a need for retail space, and while there may be some space in Sweetbriar, that is on 21st Street and subject tract is on Amidon.

MARY BELLUOMO, 2245 Bullinger, said that while the statement was made that the Planning Commission has approved this applicant's request the last three times, the Planning Commission as presently constituted has not.

HENNESSY questioned why a developer would build \$50,000, \$60,000 and \$80,000 homes to the north and west of 21st and Amidon if the situation at this intersection is so bad as represented by those appearing in opposition.

MS. BELLUOMO said they were aware of the zoning when they purchased their home, but in view of the situation now she must drive her children to school rather than let them ride bicycles. Because there is one problem at Rock Road and Kellogg, there is no need to create another here. She pointed out that at the previous meeting she had submitted a protest petition containing 59 names.

BLEDSON spoke again, commenting that this is an age-old situation where residents do not want traffic on their particular street. He commented further that it would be beautiful if every intersection could operate at 70% of capacity, but it is not feasible or financially possible for the City to provide such luxury to the residents. He remarked again that Rock Road and Kellogg is 80% of capacity and has the highest traffic which is bound to increase with development of the light commercial zoning. In further comparison, he said Central and West is 80% of capacity, Seneca and Pawnee 114% of capacity and yet just recently the City Commission agreed to look with favor on additional light commercial zoning from Pawnee south to 31st Street. He pointed out also that with the opening of 25th Street Thruway, subject intersection traffic would be alleviated.

BLEDSON also pointed out that when the zoning on one corner of Kellogg and Rock Road was granted, it was Ritchies that owned 10% and that Charles Harris, attorney who has represented Ritchies for years, was on the Planning Commission when the zoning was approved.

MS. BELLUOMO referred to the dire predictions concerning ecology and wastefulness and the fact that a city can grow only so much and then will collapse. She said that while Mr. Bledson's figures are very impressive, she failed to see why because one intersection is operating at a certain percent of capacity, that all corners should when there is a downtown area.

**MOTION:** That the Planning Commission again recommend to the City Commission that this zone change request be approved, and also that the amendment to the Community Unit Plan be approved, subject to the following:

1. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners, or the zone case be considered denied and closed.
2. Adding to "General Provisions" the following: A landscape plan for Parcels 6 and 8, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permits on these parcels.
3. 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.
4. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
5. 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 development and be binding upon the present owners, their successors, and assigns, unless amended.

Blakey moved, Kamen seconded and it carried by a vote of 5 in favor (Blakey, Kamen, Taylor, Arnold and Hennessy) and 1 opposed (Gragert).  
(Rising, Hill, Gardenhire and Hopper absent.)

BLAKEY said he had never known of an applicant having to give an unqualified reason as to why there should be a change in zoning and suggested this be pointed out to Commissioner Shanahan, since that was one of the reasons for referring the matter back to the Planning Commission.

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November 26, 1973

Mr. Harry D. Bledsoe  
11800 West Highway 54  
Wichita, Kansas 67209

Re: Z-1573 - "B" to "BB" and  
"LC" and DP-23 (Amendment)  
West side of Amidon north  
of Arkansas River

Dear Mr. Bledsoe:

At the regular meeting of the Metropolitan Area Planning Commission on November 26, 1973, the above-captioned cases were reconsidered at the request of the Board of City Commissioners. It was the action of the Commission to recommend approval of the zone change request, and also approval of the amendment to the Community Unit Plan, subject to the following:

1. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners, or the zone case be considered denied and closed.
2. Adding to "General Provisions" the following: A landscape plan for Parcels 6 and 8, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permits on these parcels.
3. 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.
4. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.

Page 2 - Mr. Harry D. Bledsoe  
November 27, 1973

5. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

This matter will be forwarded to the Board of City Commissioners for reconsideration on December 11, 1973, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main, Wichita, Kansas.

If you have any questions, please contact our office.

Sincerely,

Robert A. Lakin  
Director of Planning

RAL:ber

cc: Marina Lake Drive, Inc., 6572 E. Central 67206  
Mary P. Belluomo, 2245 Bullinger Drive 67204  
Mrs. Perry Fleagle, 2520 Benjamin 67204  
Ms. Joan Shearer, 2433 Benjamin Drive 67204  
Ms. Mary Phelan, 2243 Cardinal 67203  
John Gist, Oblinger-Smith Corp., 625 1st Nat'l Bank Bldg. 67202  
City Manager's Office

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

DATE: November 26, 1973

Case No. Z-1573 - "B" to "LC" and "BB"

Case No. DP-23 (Amendment of CUP)

Referred back to the Metropolitan Area Planning Commission for reconsideration, the reason being the lack of real showing in the records before the Planning Commission as to why there should be a change in land use for this property, the lack of showing for any reason for justification for it other than the property owner requesting it, and for the adverse impact that further light commercial zoning would have in this area upon the traffic on the two principal streets which are the only streets in and to and through the area.

Location: West side of Amidon north of the Arkansas River.

Case History:

MAPC:	10-11-73	Approved subject to conditions
BCC:	10-30-73	Returned to MAPC for reconsideration

City Commission Minutes of October 30, 1973 are attached.

WICHITA-SEDCWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: Oct. 11, 1973

Case No. Z-1573  
Case No. DP-23

Request: "R" to "BB" and "LC"  
Amendment to Marina Lake CUP

Location: West side of Amidon north of Arkansas River

HISTORY:

1. The following history is from the staff report to the Planning Commission on January 25, 1973.

Z-0824 and DP-23 were two zone and Community Unit Plan applications for the entire area of the former Dolese sandpit area of approximately 60 acres which the Planning Commission considered in 1967. Approximately 37 acres were requested for "LC" and "C" and 24.5 acres were requested for "B". A Community Unit Plan was submitted for both the commercial and residential parts. The Planning Commission recommended denial, without prejudice, however, after the City Commission heard the case, approximately 8 acres of "LC" and 22 acres of "B" was approved. The situation at that time hinged on the impact of traffic on the arterial system.

On December 12, 1968, the Planning Commission considered an application for an amendment to the CUP and request for an increase of Parcel 1 from 3.57 acres to 9.13 acres of light commercial zoning (Z-1032). Action of the Planning Commission was to recommend denial of both applications. The Board of City Commissioners, however, at their meeting on January 21, 1969 approved both applications, subject to certain conditions. Again, the impact of traffic on the arterial system was a prime consideration. (See attached minutes of November 14, 1968 and December 12, 1968 - Attachments 1 and 2.)

On March 11, 1971, the Planning Commission considered an application for an amendment to the CUP and a request for an increase in the area on Parcel 1 from 9.13 acres to 14.94 acres of light commercial zoning. Action of the Planning Commission was to recommend approval of both requests. This recommendation was concurred in by the Board of City Commissioners on March 30, 1971. (See attached Planning Commission minutes of March 19, 1971, and City Commission minutes of March 30, 1971 - Attachments 3 and 4.)

2. The most recent history of subject property occurred on January 25, 1973, when the Planning Commission considered an application for an amendment to the CUP and a request for an additional amount of light commercial zoning - approximately 7.33 acres and an approximate 5.75 acres of "BB" Office zoning. Action of the Planning Commission was to recommend approval of both requests; however, both appli-

cations were denied by the City Commission on March 20, 1973. (See attached Planning Commission minutes of January 25, 1973 and March 8, 1973, and City Commission minutes of February 27, 1973, and March 20, 1973 - Attachments 5, 6, 7 and 8.)

3. On September 4, 1973, as an off-agenda item, the Board of City Commissioners considered the matter of litigation and zoning relative to Marina Lakes, Inc. The action of the City Commission was to permit the applicant to refile the application without cost, conditioned upon the litigation being ended by dismissal of the suit and payment of the court costs by Marina Lake Drive, Inc.
4. Based on this action, the zone case and CUP were advertised for hearing and notices mailed without cost to the applicant. Specifically, the applicant has requested approximately 7.33 acres of "LC" zoning and an additional 5.75 acres for "BB" Office zoning.

The CUP request proposes the following:

Increase in the size of Parcel 6 from 3.07 acres to approximately 7.33 acres.

Creating a new Parcel 8 proposed for "BB" Office zoning - approximately 5.75 acres with a maximum building height of 65 feet.

Decreasing the size of Parcel 7 from 22.49 acres to 12.79 acres, and a decrease in the proposed number of dwelling units from 335 to 219.

Increasing the permitted square feet of retail space by 111,878 for a total of 496,438.

Increasing the permitted square feet of office space by 125,293 square feet.

5. The past history reflects intensive discussion relative to this shopping center location and related traffic projections. Traffic volumes on 21st Street and through the 21st - Amidon intersection, continue to increase as is evidenced by the following traffic counts. (The Traffic Engineering Office advises that new counts will soon be taken.)

	Actual ADT 1970	Actual ADT 1972
Amidon north of 21st Street	16,069	16,065
Amidon south of 21st Street	14,673	14,904
21st Street east of Amidon	13,659	17,278
21st Street west of Amidon	8,832	12,141

The increase in these traffic counts on 21st Street in part must be attributed to the improvement of the street and the new bridge across the Arkansas River.

6. The arguments have been made in the past that regardless of increased traffic, the west side of Amidon deserved a comparable amount of "LC" zoning as granted to Twin lakes to the east. The square footage of retail space now proposed for the west (496,438) now compares with the 330,000 previously approved for Twin Lakes.
7. As the existing "LC" is generally the same on both sides of Amidon, any consideration of extending "LC" zoning should be based on the submission of justification for additional need of services. It would appear that as office zoning and development exists to the east, the most compatible uses would be for Parcel 6 to be developed for professional offices.
8. Although "outdoor display of marina supplies" was originally approved as a permitted use in Parcels 1 and 4, subject to approval by the Board of Zoning Appeals, the purpose of this intended use was originally stated because the parcels had access to water and customers would have an opportunity to test drive the boats on the lake. Outdoor type of uses and displays should not be permitted along Meridian-Amidon.
9. Although the area now designated as Parcel 8 was originally proposed for townhouses at a low density, it is now proposed to develop offices to a maximum floor area of 135,000 square feet to a permitted height of 65 feet. The townhouses were previously thought to be the most compatible use across the River from high quality single-family homes. However, due to the manner of development of the Marina Lakes commercial, most have the service or back of buildings oriented to the lake. This detracts from the visual qualities which were hoped would induce the townhouse and residential character for the riverfront development.
10. Visual qualities and the view of the rear of the existing buildings on Marina Lakes from the residential area south of the River were discussed by the City Commission when the two original applications were returned to the Planning Commission. They suggested that proper coordination and beautification of Marina Lakes be considered to meet the needs of property owners in the area. The applicant submitted a list of plant materials and offered to guarantee the plantings for Parcels 6 and 8.

Since the previous consideration of this matter, recent CUP's have provided that "landscape plans" would be submitted for approval prior to the issuance of building permits.

11. Should the Planning Commission recommend the approval of the zone change request and the amendments to the CUP, the following conditions would be consistent with other approved CUP's:
  - a. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners, or the zone case be considered denied and closed.

- b. Adding to "General Provisions" the following: A landscape plan for Parcels 6 and 8, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permits on these parcels.
  - c. One minor correction being made on the face of the plan - labeling "Reserve A" on the plan next to Amidon.
  - d. 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.
  - e. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
  - f. 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 development and be binding upon the present owners, their successors and assigns, unless amended.
-

ZONE CHANGE  
REQUEST:  
(Z-1573)

and CUP Approval  
(DP-23)

West side of  
Amidon north of  
the Arkansas River

Report from the Metropolitan Area Planning Commission (Case Number  
Z-1573 and DP-23 (Amendment)) in regard to petition to change from "B" to "LC"  
and "BB", and approval of amendment to DP-23, generally located on the west  
side of Amidon north of the Arkansas River, legally described as follows:

"B" to "LC" - That part of Government Lot 1, in the NW $\frac{1}{4}$  of Sec. 7,  
Twp. 27S, R1E, Described as beginning at a point on the east line of  
said Government Lot 1, 1120.43 feet south of the NE corner thereof;  
thence north 88 $^{\circ}$ 12'55" west, a distance of 130 feet; thence north  
00 $^{\circ}$ 04'05" east, 15 feet; thence south 89 $^{\circ}$ 56'09" west, 455.06 feet;  
thence north 54 $^{\circ}$ 26'07" west, 194.13 feet; thence south 16 $^{\circ}$ 00' west,  
310 feet more or less to the left (north) bank of the Arkansas  
River; thence southeasterly along the left (north) bank of the  
Arkansas River to the east line of said Government Lot 1; thence  
north 885 feet more or less to the place of beginning, except there-  
from that part dedicated to the public for access, drainage, river-  
bank maintenance, flood control and river beautification, all in  
Wichita, Sedgwick County, Kansas.

"B" to "BB" - That part of Government Lot 1 in the NW $\frac{1}{4}$  of Sec. 7,  
Twp. 27S, R1E, described as beginning at a point on the east line of  
said Government Lot 1, 1120.32 feet south of the NE corner thereof;  
thence north 88 $^{\circ}$ 12'55" west, a distance of 130 feet; thence north  
00 $^{\circ}$ 04'15" east, 15 feet; thence south 89 $^{\circ}$ 56'09" west, a distance of  
455.06 feet; thence north 54 $^{\circ}$ 26'07" west, a distance of 251.68 feet;  
thence north 70 $^{\circ}$ 56'58" west, a distance of 959.77 feet to a point  
695 feet south and 770 feet east of the NW corner of said Government  
Lot 1; thence south 12 $^{\circ}$ 11'35" west, 282.9 feet more or less to the  
north bank of the Arkansas River, thence southeasterly along the  
north bank of said river to the east line of said Government Lot 1;  
thence north along the east line of said Government Lot 1, 885 feet  
more or less to the point of beginning, except that portion lying  
east of the following described line: Commencing at a point on the  
east line of said Government Lot 1, 1120.32 feet south of the NE  
corner thereof; thence north 88 $^{\circ}$ 12'55" west, 130 feet; thence north  
00 $^{\circ}$ 04'05" east, 15 feet; thence south 89 $^{\circ}$ 56'09" west, 455.06 feet;  
thence north 54 $^{\circ}$ 26'07" west, 194.13 feet for a place of beginning;  
thence south 16 $^{\circ}$ 00' west, 310 feet more or less to the left (north)  
bank of the Arkansas River, except therefrom that part dedicated to  
the public for access, drainage, riverbank maintenance, flood control  
and river beautification, all in Wichita, Sedgwick County, Kansas.

DP-23 - Amendment to Marina Lake CUP - That part of Government Lot 1,  
in the NW $\frac{1}{4}$  of Sec. 7, Twp. 27S, R1E, described as beginning at a  
point on the east line of said Government Lot 1, 1120.32 feet south  
of the NE corner thereof; thence north 88 $^{\circ}$ 12'55" West, a distance of  
130 feet; thence north 00 $^{\circ}$ 04'05" east, 15 feet; thence south  
89 $^{\circ}$ 56'09" West, a distance of 455.06 feet; thence north 54 $^{\circ}$ 26'07"  
West, a distance of 251.68 feet; thence north 70 $^{\circ}$ 56'58" west, a  
distance of 959.77 feet; to a point 695 feet south and 770 feet  
east of the NW corner of said Government Lot 1; thence south  
12 $^{\circ}$ 11'35" west, 282.9 feet more or less to the north bank of the  
Arkansas River; thence southeasterly along the north bank of said  
river to the east line of said Government Lot 1; thence north along  
the east line of said Government Lot 1; 885 feet more or less to the  
point of beginning, except therefrom that part dedicated to the public  
for access, drainage, riverbank maintenance, flood control and river  
beautification, all in Wichita, Sedgwick County, Kansas.

Plg. Comm. recom-  
mendation

Planning Commission recommended that zone change request Z-1573 be approved and also that Community Unit Plan DP-23 (Amendment) be approved, subject to the following:

1. The platting of parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners; or the zone case be considered denied and closed.
2. Adding to "General Provisions" the following: A landscape plan for Parcels 6 and 8, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permits on these parcels.
3. 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.
4. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
5. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

Director of Planning

Director of Planning stated that a letter had been received from the applicant requesting that this matter be deferred for a full Commission.

Comm. Stevens

Commissioner Stevens suggested that the recommendation of MAPC be approved.

Comm. Shanahan

Commissioner Shanahan stated that he had received an excess of 50 letters expressing opposition of this change for various reasons.

--Motion made

Shanahan moved that the application and the amendment to the CUP be returned to the Metropolitan Area Planning Commission for reconsideration, the reason being the lack of real showing in the records before the Planning Commission as to why there should be a change in land use for this property, the lack of showing for any reason for justification for it other than the property owner requesting it, and for the adverse impact that further "C" zoning would have in this area upon the traffic on the two principal streets which are the only streets in and to and through the area.

Comm. Porter

Commissioner Porter expressed his interest in maintaining the integrity of the river corridor in some way for present and future use based on recommendations of the Waterways Development Advisory Board and the Park Board.

Motion carried

Commissioner Shanahan's motion carried 3 to 1. Stevens "No."

DP-23 - 216 Notices sent to Property Owners 11-9-73  
4 Notices sent containing Z-1573 also

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

NOTICE TO ADJOINING PROPERTY OWNERS:

The Board of City Commissioners at its regular meeting of October 30, 1973, considered the following item:

DP-23 - That part of Government Lot 1, in the NW 1/4 of Sec. 7, Twp. 27S, R1E, described as beginning at a point on the East line of said Government Lot 1, 1120.32 feet South of the NE corner thereof; thence North 88°12'55" West, a distance of 130 feet; thence North 00°04'05" East, 15 feet; thence South 89°56'09" West, a distance of 455.06 feet; thence North 54°26'07" West, a distance of 251.68 feet; thence North 70°56'58" West, a distance of 959.77 feet to a point 695 feet South and 770 feet East of the NW corner of said Government Lot 1; thence South 12°11'35" West, 202.9 feet more or less to the North bank of the Arkansas River; thence Southeasterly along the North bank of said river to the East line of said Government Lot 1; thence North along the East line of said Government Lot 1; 885 feet more or less to the point of beginning, except therefrom that part dedicated to the public for access, drainage, river bank maintenance, flood control and river beautification, all in Wichita, Sedgwick County, Kansas. Generally located on the West side of Amidon north of the Arkansas River.

The City Commission's action was to return the case to the Metropolitan Area Planning Commission for reconsideration. Therefore, the Planning Commission will reconsider the above item on Monday, November 26, 1973, meeting to begin at 1:30 p.m. in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

As we originally notified you on September 27, 1973, the revised Development Plan on file proposes the following general amendments:

Increasing the amount of "LC" Light Commercial zoning approximately 7.33 acres.

Creating a new Parcel 8, proposed for "BB" Office zoning approximately 5.75 acres.

Decreasing the size of Parcel 7 from 22.49 acres to 12.98 acres, and the number of proposed dwelling units from 335 to 162.

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

Robert A. Lakin  
Secretary

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERSREQUEST FOR ZONING  
AND APPROVAL OF COMMUNITY UNIT PLANCASE NO. Z-1573 and DP-23                      CONSIDERED BY MAPC: 10-11-73  
(Amendment)REQUEST FOR: "B" to "LC" and "BB", and approval of amendment  
to DP-23

## REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Property to the north is light commercial (Hanson's Marina Lake Shopping Center) and the property east of Amidon (Ritchie's Twin Lakes Shopping Center and office park) is light commercial and office-type zoning. The original land use for apartment development is not feasible because the subsequent high cost of pump-up sand fill on the property made the present "B" zoning too expensive for apartment-type development. There is a greater need for small quality shops to complete the trade area."

GENERAL LOCATION: West side of Amidon north of  
Arkansas River

## LEGAL DESCRIPTION:

See attached excerpt of Planning Commission  
minutes of October 11, 1973.APPLICANT: Marina Lake Drive, Inc.  
6572 E. Central 67206

COUNSEL FOR APPLICANT: Harry D. Bledsoe, Agent

PROTESTORS (LIST COUNSEL) IF ANY: Mrs. Mary Belluomo, 2245 Bullinger,  
spoke in opposition.SURROUNDING ZONING: To the north is "AA" and "LC"; south is "AA";  
east is "BB" and west is "AA" and "B"LAND USE: To the north is general business; south is Arkansas River;  
east is offices and parking; west is undeveloped

## PLANNING COMMISSION RECOMMENDATION:

That zone change request Z-1573 be approved and also that Community Unit Plan DP-23 (amendment) be approved, subject to the following: (See attached excerpt from Planning Commission minutes of October 11, 1973, for conditions of approval.) Blakey moved, Arnholz seconded and it carried unannimously. (Hill, Gardenhire and Rising absent.)

- 
- ACTION 1. Approve the zone change and CUP as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions, and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
2. Return the applications to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERSREQUEST FOR ZONINGAND APPROVAL OF COMMUNITY UNIT PLANCASE NO. Z-1573 and DP-23                      CONSIDERED BY MAPC: 10-11-73  
(Amendment)REQUEST FOR: "B" to "LC" and "BB", and approval of amendment  
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Arkansas River

## LEGAL DESCRIPTION:

See attached excerpt of Planning Commission  
minutes of October 11, 1973.

APPLICANT: Marina Lake Drive, Inc.  
6572 E. Central 67206

COUNSEL FOR APPLICANT: Harry D. Bledsoe, Agent

PROTESTORS (LIST COUNSEL) IF ANY: Mrs. Mary Belluomo, 2245 Bullinger,  
spoke in opposition.SURROUNDING ZONING: To the north is "AA" and "LC"; south is "AA";  
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east is offices and parking; west is undeveloped

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Blakey moved, Arnholz seconded and it carried unanimously. (Hill, Gardenhire and Rising absent.)

- 
- ACTION 1. Approve the zone change and CUP as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions, and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
2. Return the applications to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:



oblinger-smith corporation

11.15.73

Dear Mr. Feagins:

As requested as per  
our recent meeting, I  
have attached the estimated  
cost of the landscape im-  
provements as reflected  
on the plan that we pre-  
pared for the Mahina  
Lakes Development.

Sincerely,  
Edward L. Blake, Jr.

11-14-73

Marina Lakes Planting Costs

1. Smoothe grade and seed parcel # 5	\$ 1,300.00
2. Smoothe grade and seed parcel # 4	2,700.00
3. Street tree plantings (with turf)	11,300.00
4. Present shoreline plantings	4,400.00
5. Future shoreline plantings	6,600.00
6. Buffer planting for bank facility	2,200.00
7. Buffer planting for commercial area	2,200.00
8. Buffer planting for apartment area	<u>3,300.00</u>

TOTAL LANDSCAPE IMPROVEMENT

COSTS AS PER PLAN DATED AUGUST 10, 1973 \$ 34,000.00

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE October 9, 1973



ON SAFETY  
PHASE II

TO Jack Galbraith, Chief Planner

FROM Paul B. Graves, City Traffic Engineer

SUBJECT Marina Lakes Shopping Center  
Traffic Survey

The Traffic Engineering Division conducted a shopping center study on the existing Marina Lakes site for both Friday and Saturday, September 28 and 29. A summary of this survey indicates the following information.

Three entrances to the major shopping center complex (Woolco) were counted manually. The first entrance was located on 21st Street corresponding to the Sweetbriar entrance on 21st Street. At that particular entrance, 12,608 vehicles were using 21st Street on Friday between 9:30 AM and 10:30 PM. Out of this total, 1,269 trips entered the Marina Lakes site from 21st Street. This accounts for 10.1% of the 21st Street traffic. At this same entrance, 1,543 trips exited, or 12.2%.

The North Amidon entrance, just south of the Texaco Service Station, recorded 8,979 vehicles southbound on Amidon. Out of this total, 2,154 trips entered this location, or 24%. 1,202 trips exited this location, or 13.4%. Traffic associated with the South Amidon entrance near the Straw Hat Pizza Palace accounted for 17,693 vehicles both northbound and southbound on Amidon. Out of this total, 2,146 trips entered the shopping center, or 12.1%. The exiting traffic accounted for 2,120 trips, or 12%.

On Saturday, September 29, the entrance located on 21st Street recorded 14,135 vehicles on 21st Street. Of that total, 1,572 trips entered the shopping center by way of this entrance, or 11.1%. 1,913 trips, or 13.5% exited by way of this entrance. The North Amidon entrance recorded 11,042 vehicles southbound on Amidon. Out of this total, 2,995 trips entered the shopping center, or 27.1%. The exiting trips accounted for 1,486, or 13.5%. The South Amidon entrance recorded 17,960 vehicles northbound and southbound on Amidon at this location. Out of this total, 2,434 trips or 13.5% entered the shopping center. The exiting trips accounted for 2,668 vehicles, or 14.9%.

We would like to call to your attention that all these counts were conducted between the hours of 9:30 AM and 10:30 PM. Therefore, any comparison between these counts and previous 24-hour counts should only reflect that part of the 24-hour count which occurred between 9:30 AM and 10:30 PM.



October 9, 1973

A comparison of the south entrance on Amidon prior to and after the opening of the Marina Lakes Shopping Center reveals 13,138 and 17,961 vehicles between 9:30 AM and 10:30 PM for a Friday in June 1972 and a Friday in September 1973, respectively. In other words, since June 1972, traffic volumes on Amidon show an approximate 5,000-vehicle increase.

It should be pointed out that not all of this increase can be directly associated with the Marina Lakes Shopping Center due to normal growth in traffic patterns. However, we would assume based on our traffic counts, that the largest portion of this increased volume has been generated by the Marina Lakes Shopping Center. Our Division is well aware of the fact that these counts were taken during the grand opening week of the Woolco Department Store. It is possible, though, that these counts will reflect an average day of retail activity associated with this site since at present, the development is only approximately 50% complete. As the grocery store and other shops on the south end develop, we would assume that the traffic generated at this site will again approach the volumes recorded during the week of the grand opening of the Woolco Department Store.

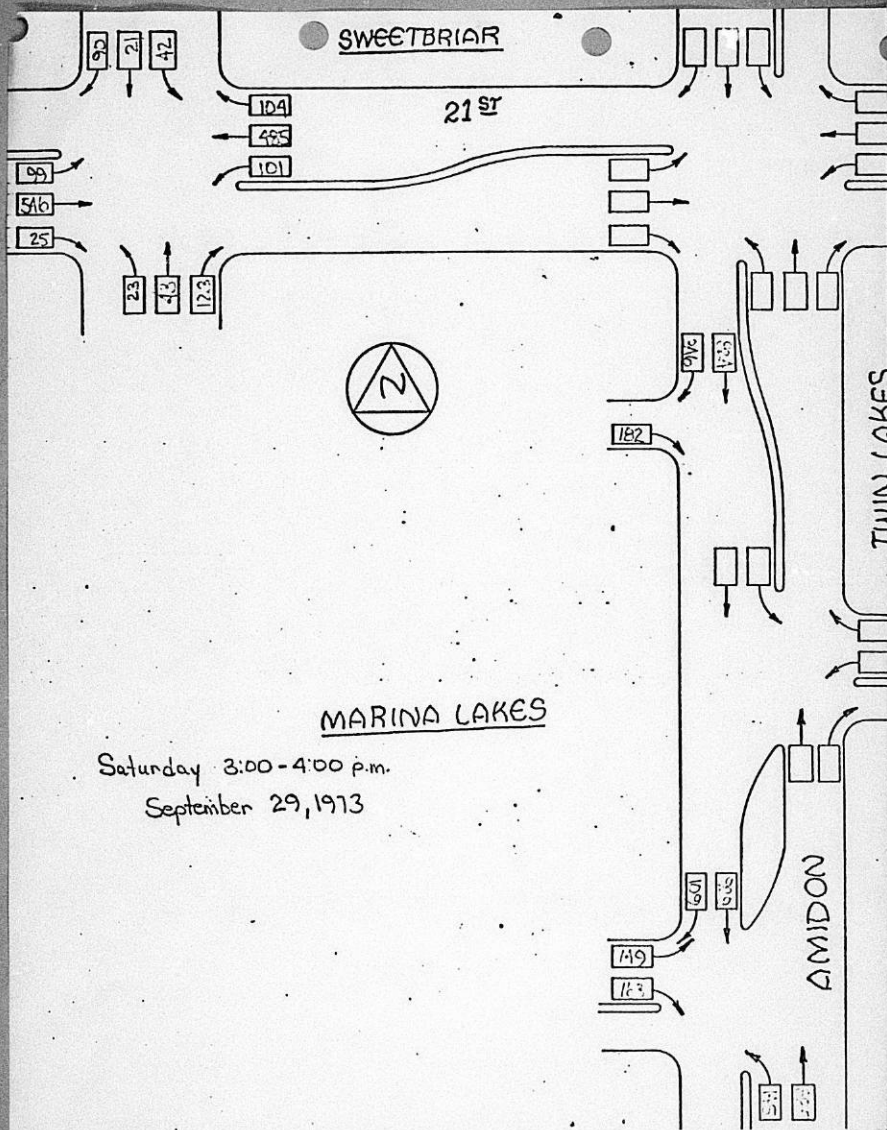
We are attaching for your information the total turning movements for Friday and Saturday at the Marina Lakes site. These are then further divided into peak hour turning movements for Friday and Saturday.

If you have any further questions regarding this matter, please advise.



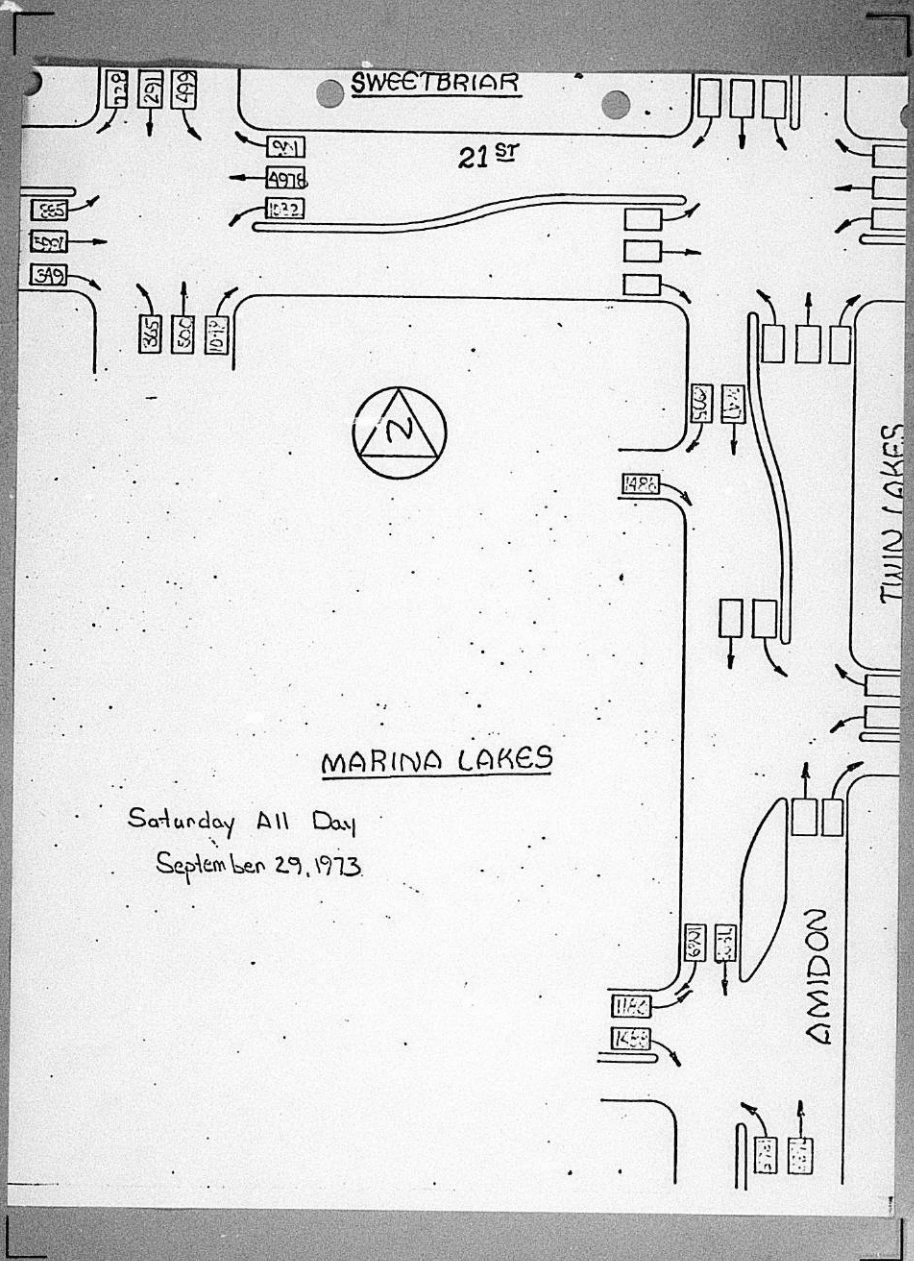
Paul B. Graves  
City Traffic Engineer

WGM/gl  
attach.  
cc:R. W. Bruggeman



MARINA LAKES

Saturday 3:00-4:00 p.m.  
September 29, 1973



Saturday All Day  
September 29, 1973

MARINA LAKES

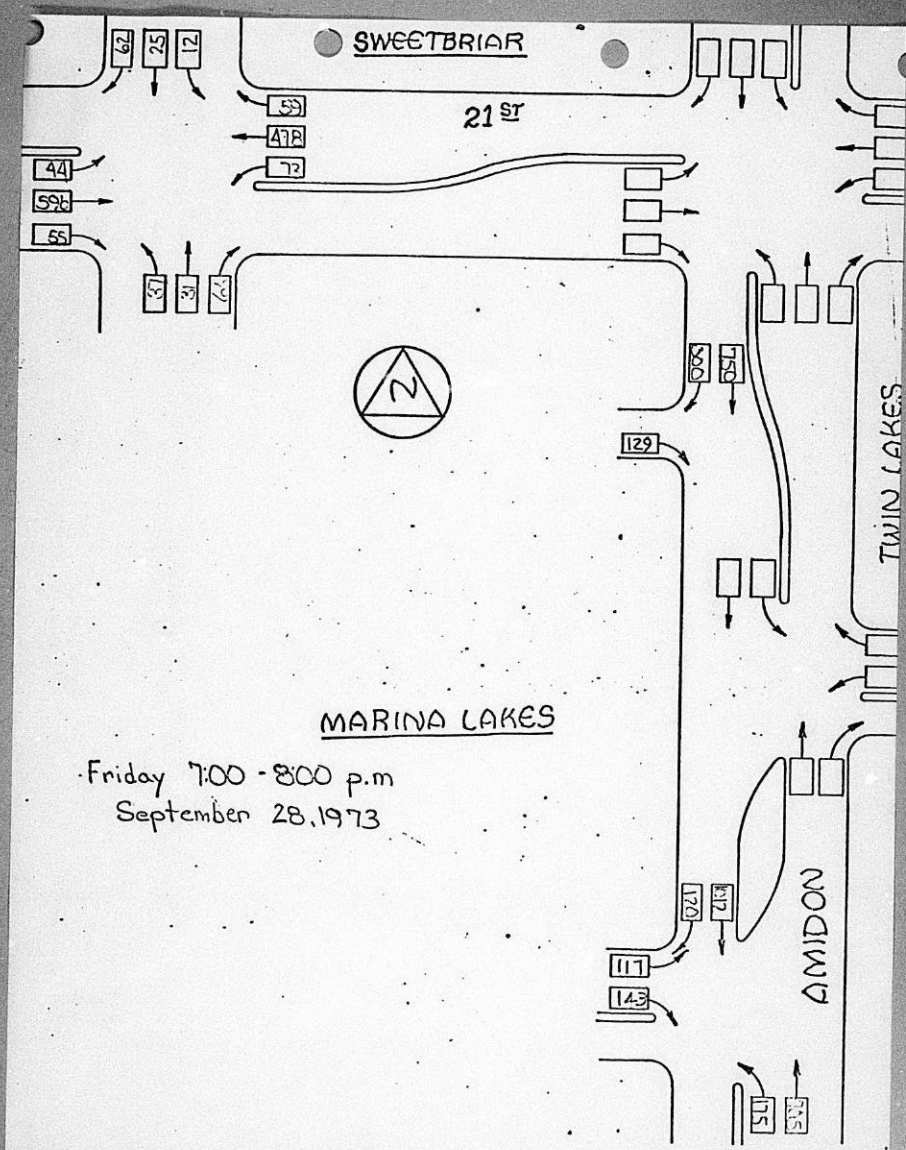
SWEETBRIAR

21 ST

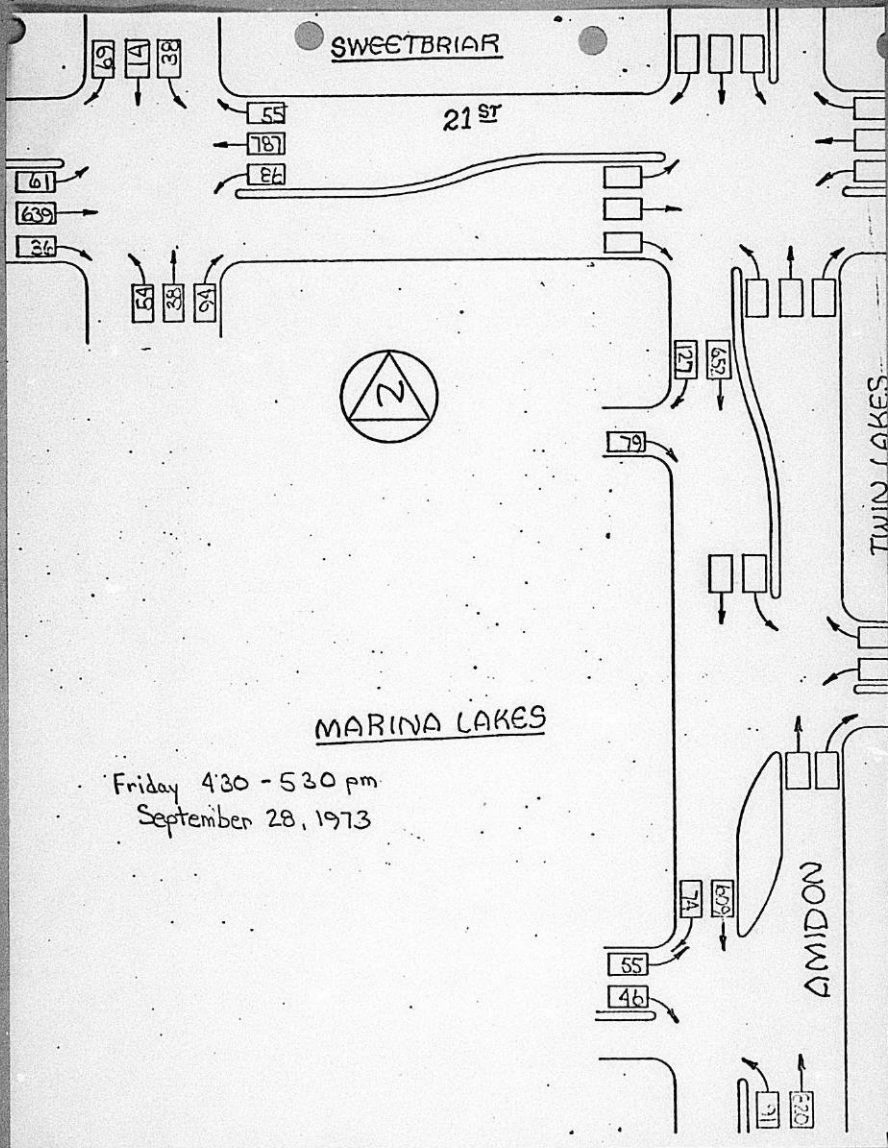
TWIN LAKES

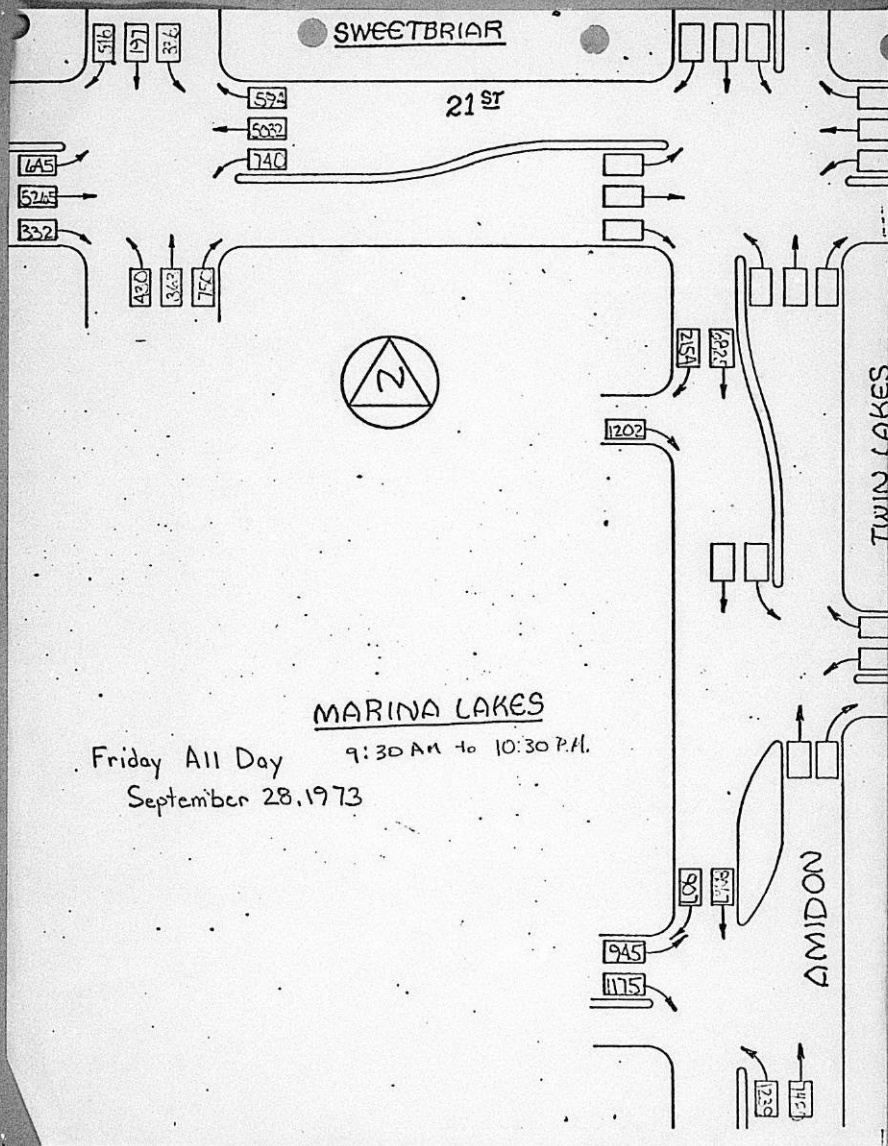
AMIDON





Friday 7:00 - 8:00 p.m.  
September 28, 1973





MARINA LAKES

Friday All Day

9:30 AM to 10:30 P.M.

September 28, 1973

October 12, 1973

Mr. Harry D. Bledsoe  
11800 West Highway 54  
Wichita, Kansas 67209

Re: Z-1573 - "B" to "BB" and  
"LC" and DP-23 (amendment)  
West side of Amidon north of  
Arkansas River

Dear Mr. Bledsoe:

At the regular meeting of the Metropolitan Area Planning Commission on October 11, 1973, the above-captioned cases were considered. It was the action of the Commission to recommend approval of the zone change request (Z-1573), and also approval of the amendment to the Community Unit Plan (DP-23), subject to the following:

1. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners, or the zone case be considered denied and closed.
2. Adding to "General Provisions" the following: A landscape plan for Parcels 6 and 8, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permits on these parcels.
3. 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.
4. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.

Page 2 - Mr. Harry D. Bledsoe  
October 12, 1973

5. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

It is necessary that you submit nine copies of the corrected Community Unit Plan by 5:00 p.m. on October 24, 1973, for this matter to be forwarded on to the Board of City Commissioners for consideration on October 30, 1973, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main. A marked copy of the Community Unit Plan is enclosed.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

Enclosure

cc: Marina Lake Drive, Inc., 6572 E. Central 67206  
Mary P. Belluomo, 2245 Bullinger Drive 67204  
Mrs. Perry Fleagle, 2520 Benjamin 67204  
John Gist, Oblinger-Smith Corp., 625 1st Nat'l Bank Bldg. 67202  
City Manager's Office

October 15, 1973

Mrs. Mary P. Belluomo  
2245 Bullinger Drive  
Wichita, Kansas 67204

Re: DP-23 - Amendment - West  
side of Amidon north of  
Arkansas River

Dear Mrs. Belluomo:

The Planning Commission, at its regular meeting on October 11, 1973, considered the above-captioned amendment to the Community Unit Plan. The action of the Commission was to recommend the approval of the request, subject to the conditions listed in our letter to Mr. Harry D. Bledsoe dated October 12, 1973, a copy of which was forwarded to you.

As requested by the City Manager, this is to advise you that, if you desire, you may write the City Commission at 204 South Main, to express your opinion on this Community Unit Plan. Although protest petitions have no legal significance in requiring a greater than majority vote of the City Commission to approve a Community Unit Plan, it is still permissible to submit a list of protest signatures and their addresses.

Inasmuch as consideration of this case is scheduled for the Board of City Commissioners meeting on October 30, 1973, a letter or protest should be submitted by the Wednesday preceding the City Commission meeting.

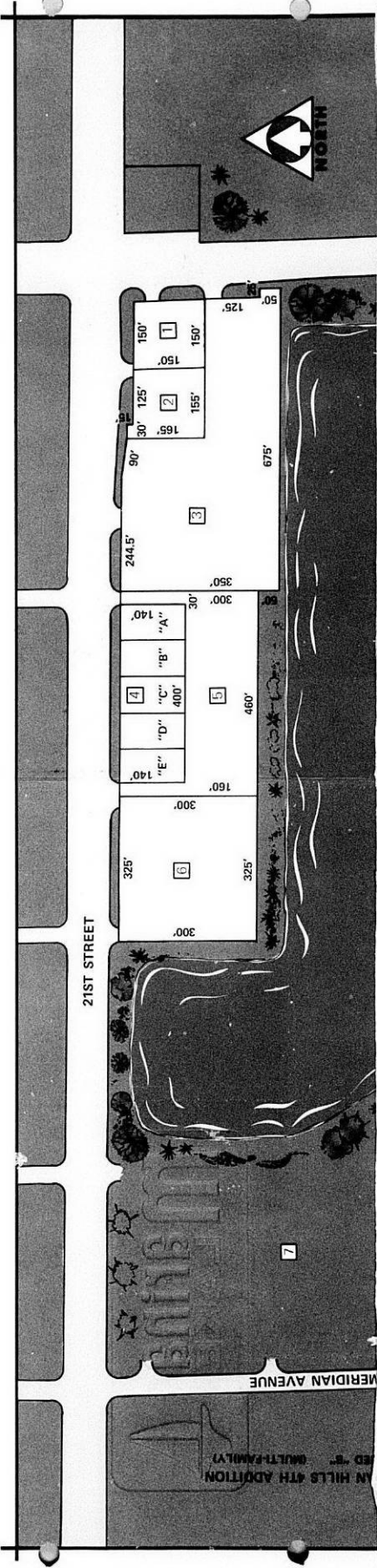
If additional information is desired so that you may be fully informed on this matter, please call the Planning Department at 262-0611, Extension 205.

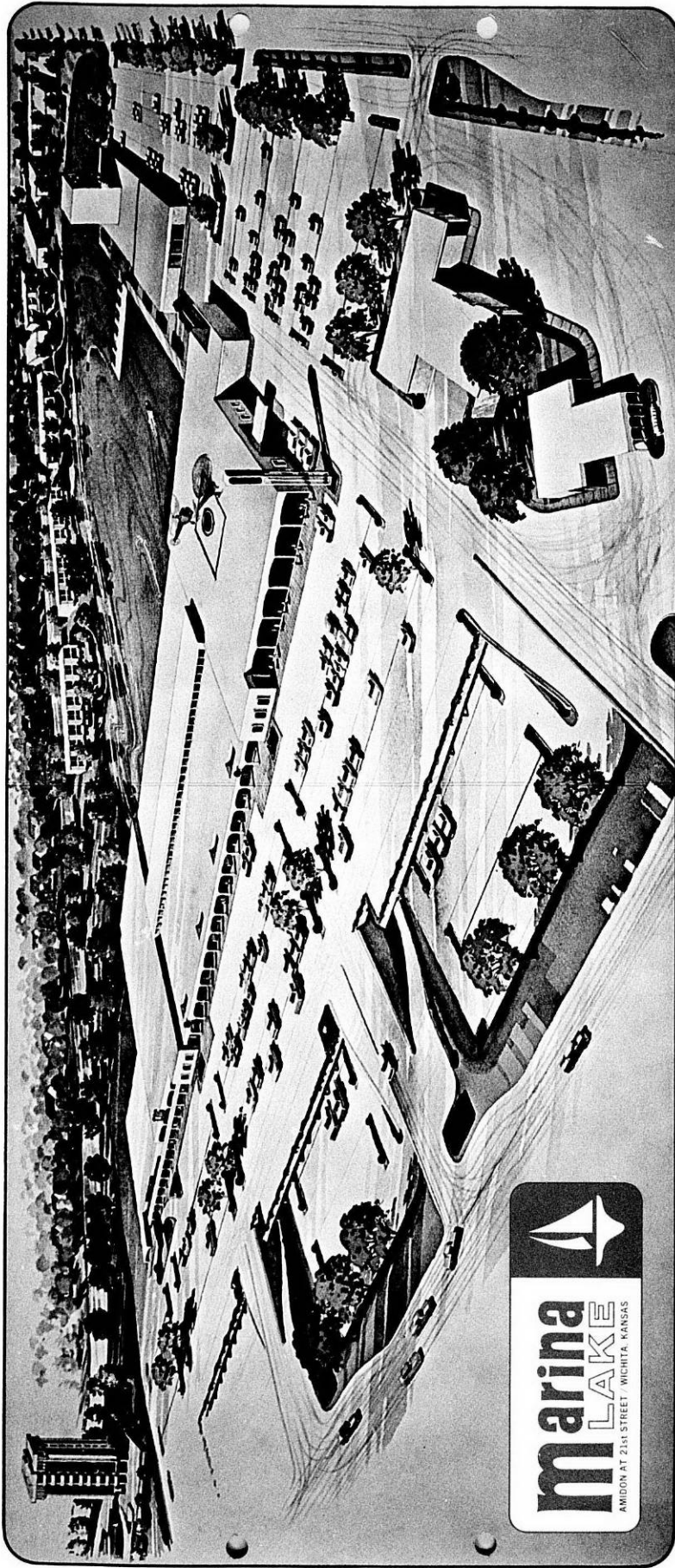
Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Mrs. Perry Fleagle, 2520 Benjamin 67204  
City Manager's Office





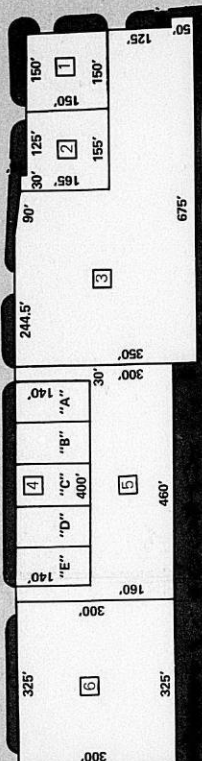
**Marina** LAKE  
AMIDON AT 21<sup>ST</sup> STREET WICHITA, KANSAS



21ST STREET

ERIDIAN AVENUE

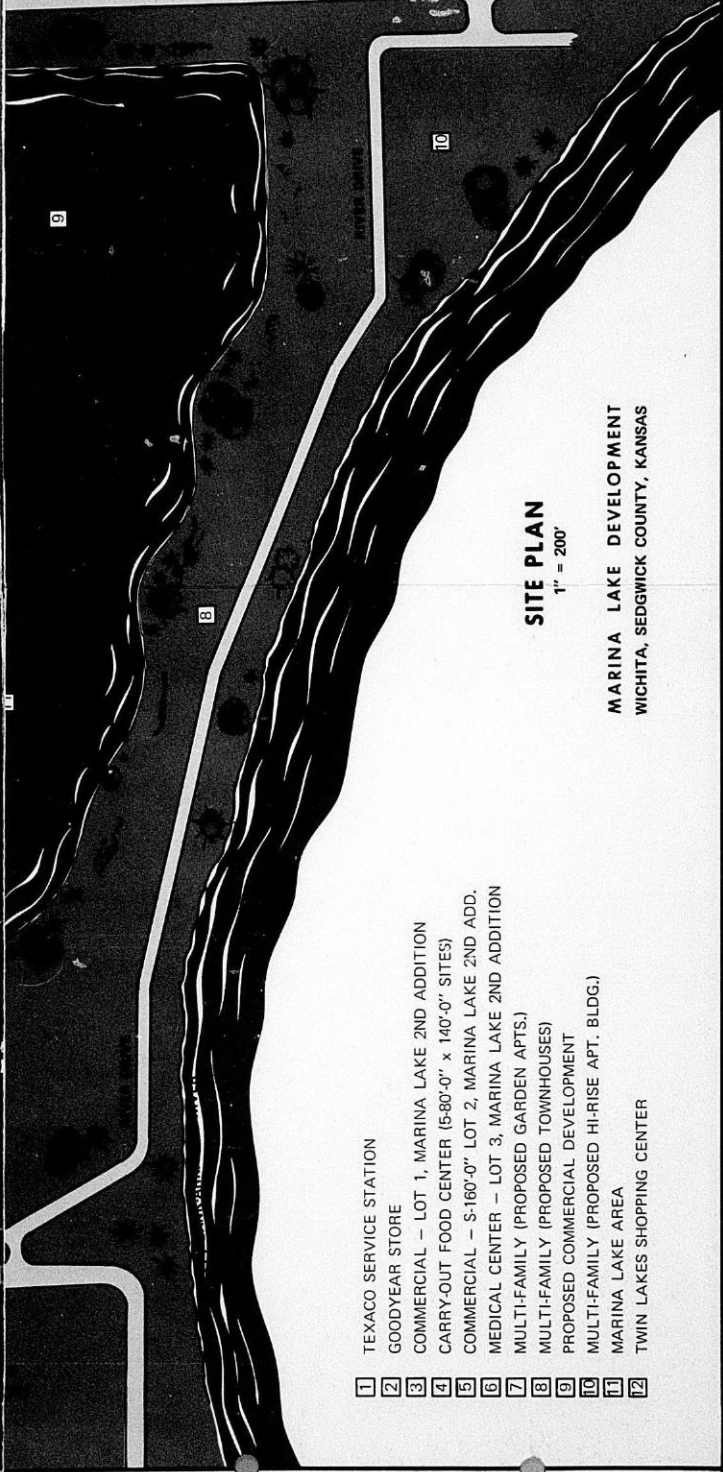
AMIDON AVENUE



- 1 TEXACO SERVICE STATION
- 2 GOODYEAR STORE
- 3 COMMERCIAL - LOT 1, MARINA LAKE 2ND ADDITION
- 4 CARRY-OUT FOOD CENTER (5-80'-0" x 140'-0" SITES)
- 5 COMMERCIAL - S-160'-0" LOT 2, MARINA LAKE 2ND ADD.
- 6 MEDICAL CENTER - LOT 3, MARINA LAKE 2ND ADDITION
- 7 MULTI-FAMILY (PROPOSED GARDEN APTS.)
- 8 MULTI-FAMILY (PROPOSED TOWNHOUSES)
- 9 PROPOSED COMMERCIAL DEVELOPMENT
- 10 MULTI-FAMILY (PROPOSED HI-RISE APT. BLDG.)
- 11 MARINA LAKE AREA
- 12 TWIN LAKES SHOPPING CENTER

**SITE PLAN**  
1" = 200'

MARINA LAKE DEVELOPMENT  
WICHITA, SEDGWICK COUNTY, KANSAS



THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE May 28, 1973



TO Paul B. Graves, City Traffic Engineer  
FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT Intersection Capacities

Several weeks ago you submitted to me a list of six intersections which you wished to have analyzed with regard to service level capacity 'C' and 'F'. The following is a list of these intersections:

- (1) 21st and Amidon — 70% of F
- (2) Rock Road and Kellogg — 80% of F
- (3) Central and West — 80% of F
- (4) Seneca and Pawnee — 114% of F
- (5) Kellogg and Hillside — 100% of F
- (6) Kellogg and Oliver — 100% of F

I have analyzed each of these intersections and have come to the following conclusions:

The intersection of 21st and Amidon is designed to handle 33,200 vehicles at level of service 'C'. This volume can be increased to 40,100 vehicles at level of service 'F'. The existing traffic through this intersection is 30,194 cars; therefore, the intersection of 21st and Amidon is operating near level of service 'C' during the peak within the peak hour. *70% of F*

The intersection of Kellogg and Rock Road is presently designed for 30,000 vehicles at service level 'C'. At service level 'F' this volume can be increased to 37,500 vehicles. This intersection is presently handling 30,475 cars; therefore, this intersection is operating at level of service 'C' during the peak hours. *80% of F*

During the peak hours, the intersection of Central and West operates with restricted roadway width due to heavy left turns opposing heavy through movements. Therefore, during 1/2 of the peak hour this intersection only operates as one lane on each approach. This reduces the capacity by 1/4.

The intersection of Central and West is designed to handle 26,100 vehicles per day at service level 'C'. This volume rises to 31,300 vehicles per day at service level 'F'. The existing volumes through this intersection are 26,022. Therefore, Central and West is operating at service level 'C'. *80% of F*

During the peak hours, the intersection of Pawnee and Seneca operates with restricted roadway width due to heavy left turns opposing heavy through movements. Therefore, during 1/2 of the peak hour this intersection only operates as one lane on each approach. This reduces the capacity by 1/4.

Paul B. Graves  
Page 2  
May 28, 1973

The intersection of Pawnee and Seneca is presently designed to handle 22,700 vehicles at service level 'C'. This volume can be increased to a possible capacity of 28,000 at service level 'F'. The existing traffic volumes through this intersection are 32,737; therefore, this intersection is presently operating below service level 'F' during the peak within the peak hours.

114%  
F. Level

The intersections of Kellogg and Hillside and Kellogg and Oliver are similar in traffic signal phasing and existing volumes through the intersection. Therefore, these two intersections were analyzed based upon the performance of the Kellogg and Oliver intersection. Due to the split phasing on the north-south streets, both of these intersections are able to handle approximately 28,500 vehicles per day at service level 'C'. The maximum capacity through this intersection at service level 'F' would be 38,554 vehicles. The existing volumes through the intersection of Kellogg and Hillside are 39,770 vehicles while the existing volumes through Kellogg and Oliver are 38,119 vehicles. Therefore, both of these intersections are operating at their maximum theoretical capacity during the peak hours.

*William G. McKinley*

William G. McKinley  
Assistant Traffic Engineer

WGM:le

*21st + Cassidans designed for - 40,100 Cars per day  
Count 1972 - 30,190 Cars per day -*

*Seneca and Pawnee designed for only 28000  
Cars per day - new carries 32,737 Cars -*

Monday, January 18, 1973

# Study of Mall, Medians Voted by Traffic Panel

By CHARLES HARDWICK Staff Writer

Wight Traffic Commission Wednesday voted to study a proposal for design of entrances to the Kellogg Mall from Rock Road and to eliminate raised medians on Hillside, near Central.

Bonnie Brae residents, east of the shopping center, had protested three entrances opposite streets leading into the neighborhood.

They said they feared an increase in traffic would destroy the residential character of the area.

**WEDNESDAY.** Raymond Keyes, New York City, traffic consultant for the Law Co., local builders of the development, said the entrances could be offset from opposite streets.

Keyes said raised medians on Rock Road would prevent direct access to the area from the mall but also would prevent left turns from Rock Road for Bonnie Brae residents.

He said traffic signals also would be placed at the entrances to regulate left turns from Rock Road and to allow left turns onto the street at two of the entrances.

City traffic engineer Paul

Graves noted that the idea of five traffic signals in the half mile between Douglas and Kellogg was rather atrocious.

**"THERE WILL** be great difficulty in moving traffic between Douglas and Kellogg," he predicted. Later in the meeting, Graves said that projected traffic volumes indicated Rock Road would have to be widened to six lanes.

Graves said 60,000 vehicles a day would be attempting to travel the road, twice the volume at 21st and Amidon.

Future land use changes also would have to be considered Graves suggested, before developing any major plans for Rock Road.

Janice Bishop, a Bonnie Brae resident, indicated she was satisfied with Keyes' proposal, but said she feared drivers still might use the area to avoid congestion at Kellogg and Rock Road.

**"THE ONLY WAY** you can completely avoid that," Keyes responded, "is to not do sac every street. I don't think many people will do that (take shortcuts). I think they'll use a properly designed street."

Graves told traffic commissioners he had not had

sufficient time to study the new proposal.

Commissioners voted to receive the proposal and instructed Graves to return Jan. 31 with a final plan.

Commissioners voted 5-1 to recommend elimination of all raised medians planned for Hillside, from Chatfield north to near 8th Street.

Wayne King, who made the motion, said after the meeting he asked for elimination because "you can't just go in there and block everyone's access."

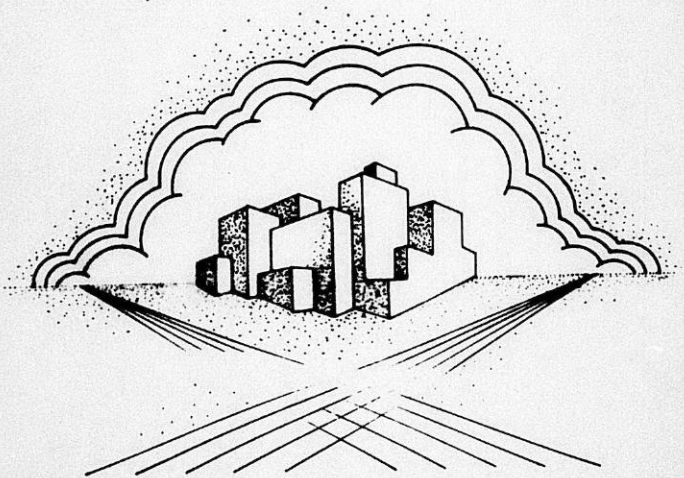
In a Dec. 14 meeting, physicians protested that medians would cut access to their offices. Commissioners voted to eliminate those south of Central.

**CITY COMMISSIONERS,** however, sent the plan back when physicians north of Central protested they, too, lost access.

King said Wednesday that although there had been some discussion about opening an alley behind doctors' offices for access, nothing apparently had been done about it.

"I don't think it's right to build a median unless access is provided," he said. "If no median isn't the safest thing to do, but you just can't block them off."

# Kellogg Mall Traffic Study



Traffic Engineering  
Division  
City of Wichita  
- Jan 1973 -

## KELLOGG MALL TRAFFIC STUDY

### PURPOSE

It is the purpose of this report to analyze a report entitled, "Traffic Report - Proposed Commercial Development, Wichita, Kansas." This report was prepared by Raymond Keyes Engineers, Inc., Consulting Site Engineers based at Elmsford, New York.

### SCOPE

This study analyzes the impact of a regional shopping center on the existing street network surrounding the proposed site. Included in this report will be a recommended roadway design to accommodate the anticipated shopping center traffic for the year 1980. A capacity analysis of all key intersections associated with this project will be evaluated.

### THE SITE

The proposed location of this regional shopping center is at the northwest corner of Kellogg and Rock Road. In general, the area is bounded on the north by Douglas, on the east by Rock Road, on the south by Kellogg and on the west by Armour Drive. Included within this area are approximately 64 acres of land available to the proposed Kellogg Mall Shopping Center.

### EXISTING AND FORECASTED TRAFFIC

The Traffic Engineering Division conducts biyearly 24-hour traffic volume counts at key intersections throughout the city of Wichita. These counts are then factored to represent an annual average daily traffic volume. The Raymond Keyes Report bases its highway and arterial street traffic upon the 1970 traffic flow map. The following table entitled, "Existing and Forecasted AADT" lists the existing and forecasted traffic volumes at key locations.

EXISTING AND FORECASTED AADT\*

	Actual	Projected		
	1970	1974	1975	1980
Rock Road				
north of Douglas	8,926	10,400	10,730	12,550
south of Douglas	8,529	9,880	10,220	11,930
north of Kellogg	10,151	11,780	12,200	14,200
south of Kellogg	10,373	12,050	12,450	14,520
Douglas				
east of Rock Road	2,306	2,665	2,760	3,220
west of Rock Road	3,340	3,880	4,010	4,680
Kellogg				
east of Rock Road	19,602	22,750	23,550	27,400
west of Rock Road	20,824	24,200	25,000	29,200

\*Source: Traffic Report - Proposed Commercial Development, Wichita, Kansas by Raymond Keyes Engineers, Inc.

TABLE 1

The figures in the above table were projected upon a 4% growth rate per year. The following table indicates our projection of the existing 1970 volumes based upon a 4% growth rate per year.

EXISTING AND FORECASTED AADT

	Actual	Projected		
	1970	1974	1975	1980
Rock Road				
north of Douglas	8,926	10,442	10,860	13,213
south of Douglas	8,529	9,978	10,377	12,625
north of Kellogg	10,151	11,875	12,350	15,026
south of Kellogg	10,373	12,135	12,620	15,355
Douglas				
east of Rock Road	2,306	2,698	2,806	3,413
west of Rock Road	3,340	3,907	4,064	4,944
Kellogg				
east of Rock Road	19,602	22,932	23,848	29,016
west of Rock Road	20,824	24,361	25,336	30,825

TABLE 2

The difference between the two tables is the result of the compounding effect of a 4% growth rate per year. The first table actually reveals a 40% increase in traffic volumes at each of the key locations which would be somewhat less than a 4% growth rate per year, while the second table reveals a 4% growth rate per year compounded for the ten-year period for a total growth rate of approximately 148%.

FORECASTED KELLOGG MALL TRAFFIC

The forecasted Kellogg traffic generated by the proposed site must be divided into two major segments. They are (1) shopping center traffic and (2) office and motel traffic.

The shopping center traffic in the Raymond Keyes Report was projected at a generation rate of 18 vehicles per thousand square feet of gross leasable area. This represents only the trips generated to the site. In addition to these trips, of course, you would have the return trip which would be generated from the site. Therefore, the 18 vehicles per thousand square feet trip generation rate actually accounts for 36 trips to and from the proposed site per thousand square feet of gross leasable area.

The office and motel traffic generation rate was computed at eight vehicles per thousand square feet. Again, this actually represents 16 vehicles to and from the site per thousand square feet of gross leasable area.

In forecasting the total anticipated site generated traffic in the Raymond Keyes Report, some basic assumptions were used. They were revealed in a table entitled, "Total Anticipated Site Generation Traffic." The following table is reproduced from that report.

TOTAL ANTICIPATED SITE GENERATION TRAFFIC

	<u>Stage I</u>	<u>Stage II</u>
Year of Completion	1974	1975
Year of Ultimate Traffic	1979	1980
Gross Leasable Area (retail) (s.f.)	700,000	1,135,000
Office and Motel Area (s.f.)	--	296,950
Parking Available (spaces)	7,768	7,768
Parking Index (space/1,000 s.f.)		
Retail	18	18
Office and Motel	8	8
Estimated Daily Vehicles		
Retail	12,600	20,430
Office and Motel	--	2,372

TABLE 3

# 22802

Of special interest to us in the analysis of the anticipated generated traffic are the two major factors in determining the forecasted traffic: (1) gross leasable area and (2) daily trip generation rate per thousand square feet. All forecasted volumes were based upon a gross leasable area for retail of 1,135,000 square feet, while the office and motel area was based upon 296,950 square feet. The daily trip generation rate per thousand square feet for retail was based upon 18 trips per thousand square feet while the office and motel was based upon eight trips per thousand square feet. By multiplying the gross leasable area retail times the daily trip generation per thousand square feet retail, one arrives at the estimated daily vehicles per retail as revealed in the next to the last line of Table 3. The table reveals 20,430 trips generated to this retail site on an average day. In addition to this count, we must also add on the volume of traffic generated for office and motel use. Again this figure is arrived at by multiplying the office and motel area of square feet times the total traffic generation rate per thousand square feet of office and motel. This will result in an additional 2,372 trips generated to the site.

For comparison of daily generation rates which are forecast by the consultant to the actual daily generation rates which we have experienced in the city of Wichita, the following table is included:

DAILY GENERATION RATES

<u>Date</u>	<u>Location</u>	<u>Generation Rate</u>
August 27, 1971 (Friday)	Harry Street Mall	15
August 28, 1971 (Saturday)	Harry Street Mall	24
March 10, 1972 (Friday)	Twin Lakes	18
March 11, 1972 (Saturday)	Twin Lakes	25
April 22 & 29, 1971 (Thursday)	Metcalfe South (Overland Park, Kansas)	18
April 24 & May 1, 1971 (Saturday)	Metcalfe South (Overland Park, Kansas)	25
December 17, 1971 (Friday)	Twin Lakes	31
December 18, 1971 (Saturday)	Twin Lakes	42

TABLE 4

	1974				1975				1980			
	Highway	Retail	Office	Total	Highway	Retail	Office	Total	Highway	Retail	Office	Total
Kellogg, west of Rock Road	24,200	2,520	-	26,720	25,000	4,075	107	29,182	29,200	8,150	107	37,457
Kellogg, east of Rock Road	22,750	380	-	23,130	23,550	615	142	24,307	27,400	1,230	142	28,772
Rock Road, north of Kellogg	11,780	4,790	-	17,570	12,200	7,750	1,020	20,970	14,200	15,500	1,020	30,720
Rock Road, south of Kellogg	12,050	2,520	-	14,570	12,450	4,075	950	17,475	14,520	8,150	950	23,620
Rock Road north of Douglas	10,400	1,880	-	12,280	10,730	2,050	710	14,490	11,550	6,100	710	19,360
Rock Road south of Douglas	9,880	1,700	-	11,580	10,220	2,750	808	13,778	11,930	5,500	808	18,238
Douglas, west of Rock Road	3,880	442	-	4,322	4,010	715	0	4,725	4,680	1,430	0	6,110
Douglas, east of Rock Road	2,665	252	-	2,917	2,760	407	95	3,262	3,220	817	95	4,130
Kellogg, west of Armour	24,200	5,650	-	29,850	25,000	9,175	2,140	36,315	29,200	18,350	2,140	49,690
Douglas, west of Armour	3,880	1,880	-	5,760	4,010	3,050	710	7,770	4,680	6,100	710	11,490

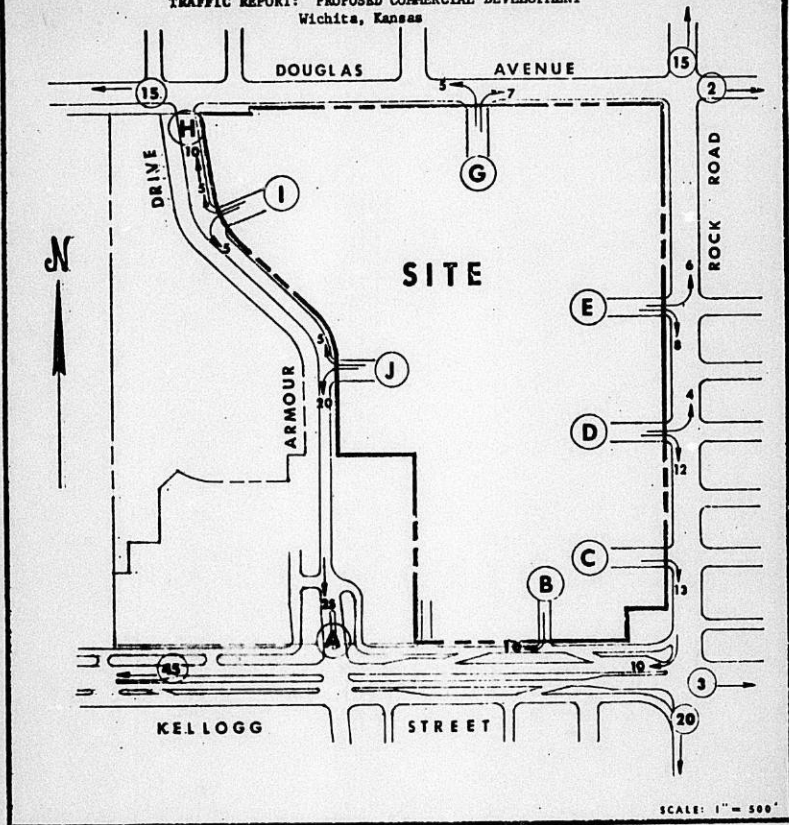
Source: Traffic Report - Proposed Commercial Development, Wichita, Kansas.  
Raymond Keyes Engineers, Inc.

TABLE 6

	1974				1975				1980			
	Highway	Retail	Office	Total	Highway	Retail	Office	Total	Highway	Retail	Office	Total
Kellogg west of Rock Road	24,361	1,894	-	26,255	25,336	3,065	71	28,472	30,825	6,129	71	36,925
Kellogg, east of Rock Road	22,932	379	-	23,311	23,848	613	142	24,603	29,016	1,226	142	30,384
Rock Road north of Kellogg	11,875	4,799	-	16,674	12,350	7,764	1,020	21,134	15,026	15,527	1,020	31,573
Rock Road south of Kellogg	12,135	2,526	-	14,661	12,620	4,086	950	17,656	15,355	8,172	950	24,477
Rock Road north of Douglas	10,442	1,894	-	12,336	10,860	3,065	710	14,635	13,213	6,129	710	20,062
Rock Road south of Douglas	9,978	1,705	-	11,683	10,377	2,758	808	13,943	12,625	5,516	808	18,949
Douglas, west of Rock Road	3,907	442	-	4,349	4,064	715	0	4,779	4,944	1,430	0	6,374
Douglas, east of Rock Road	2,698	253	-	2,951	2,806	409	95	3,310	3,413	817	95	4,325
Kellogg, west of Armour	24,361	5,683	-	30,044	25,336	9,194	2,135	36,665	30,825	18,387	2,135	51,347
Douglas, west of Armour	3,907	1,894	-	5,801	4,064	3,065	710	7,839	4,944	6,129	710	11,783

TABLE 7

REPRODUCED FROM RAYMOND KEYES REPORT ENTITLED  
 TRAFFIC REPORT: PROPOSED COMMERCIAL DEVELOPMENT  
 Wichita, Kansas



**SHOPPING CENTER**  
**DISTRIBUTION OF EXITING TRAFFIC**  
 IN PERCENT  
 PROPOSED DEVELOPMENT  
 WICHITA KANSAS

DATE: 3-7-72

RAYMOND KEYES ENGINEERS, P.C.

FIGURE " 3 "

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ROCK ROAD IMPROVEMENT, INC.  
 STOCKHOLDERS  
 August 31, 1968

Common Name	Address	No. Shares
Campbell, Mrs. Virginia C.	Wichita, Kansas	12 1/2
Carter, Stuart R. and Dorothy Carter as Joint Tenants	Wichita, Kansas	62 1/2
Denker, Urban A.	Wichita, Kansas	50
Foulston, Robert C.	Wichita, Kansas	270
Fox, Elmer E.	Wichita, Kansas	250
Garung, Martha Louise	Wichita, Kansas	250
Harris, Richard C.	Wichita, Kansas	12 1/2
Kansas Investment Properties, Inc.	Wichita, Kansas	800
Laman, Mary Patricia	Wichita, Kansas	250
Lusk, William E.	Wichita, Kansas	50
MacKenzie, Burl Heimple	La Jolla, California	500
Martens, Richard D.	Wichita, Kansas	125
Powers, George B.	Wichita, Kansas	500
Prentel, John E.	Wichita, Kansas	167
Ritchie, E. D.	Wichita, Kansas	166
Ritchie, H. D.	Wichita, Kansas	157
Ritchie, J. P.	Wichita, Kansas	
Roskam, Frances S. as Custodian for Alan L. Roskam under the Kansas Uniform Gifts to a Minor Act	Wichita, Kansas	250
Roskam, Frances S. as Custodian for David L. Roskam under the Kansas Uniform Gifts to a Minor Act	Wichita, Kansas	250
Roskam, Gardens & Vestrymen St. John's Episcopal Church	Wichita, Kansas	17 1/2
W. J. Rose	Wichita, Kansas	50

} 10%

for David L. Roskam and  
Kansas Uniform Gifts to Minors Act

Reverend Wardens & Vestrymen  
St. Paul's Episcopal Church  
Wichita, Kansas

Wichita, Kansas  
Wichita, Kansas

17 1/2

50

Name	Address	No. Shares
Winsby, C. Merritt	Pittsburgh, Pa.	50
Yingling, E. V. Jr.	Wichita, Kansas	250
		5000
<b>PREFERRED</b>		
Campbell, Virginia C.	Wichita, Kansas	8 3/4
Carter, Stuart R. and Dorothy R. Carter as Joint Tenants	Wichita, Kansas	43 3/4
Foulston, Robert C.	Wichita, Kansas	201 1/4
Fox, Elmer E.	Wichita, Kansas	175
Harris, Richard C.	Wichita, Kansas	8 3/4
Heimlich, Alpha	Wichita, Kansas	350
Kansas Investment Properties, Inc.	Wichita, Kansas	700
Martens, Richard D.	Wichita, Kansas	350
Prechtel, John E.	Wichita, Kansas	350
Powers, George D.	Wichita, Kansas	87 1/2
Ritoni, E. D.	Wichita, Kansas	117
Ritchie, H. D.	Wichita, Kansas	116
Ritoni, J. P.	Wichita, Kansas	117
Roskam, Delbert L.	Wichita, Kansas	350
Yingling Investment, Inc.	Wichita, Kansas	350
Yingling, Ruth S.	Wichita, Kansas	175
		3500

12 The amount of unpaid stock purchase...  
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## Planners Okay 2nd Zoning Bid

A second application for additional light commercial and office zoning at the Marina Lakes shopping center, 21st and Amidon, was recommended for approval Thursday in a unanimous vote of the Metropolitan Area Planning Commission (MAPC).

The applicant, H. D. (Hap) Bledsoe, agreed to landscape the property he owns and other areas of the shopping center, not even under his control, in an effort to halt criticism of the development.

The zoning case will go to the Wichita City Commission Oct. 30.

THURSDAY'S action on the request is the result of an agreement last month by city commissioners to permit Bledsoe to refile without cost the application they denied March 20, if Bledsoe would drop a lawsuit against the commission.

Bledsoe filed the suit in Sedgewick County District Court after the first application was denied last March, charging that the commission's action was arbitrary and capricious.

He had asked for an additional 7.33 acres of light commercial zoning on property he owns in Marina Lakes south of the Woolco store and office zoning on 8.75 acres to the west along the north side of the Arkansas River.

**BLED SOE SAID** Thursday he agreed to drop the lawsuit, even though he felt he could win the case, because litigation would take too much time. He said he has a client now who wants to build a store on the property.

In a lengthy presentation Thursday, Bledsoe listed a series of what he called arbitrary actions taken over the years by the city commission in regard to the Marina Lakes development, as well as demands for street construction, right-of-way and drainage improvements not required of Twin Lakes Shopping Center on the east side of Amidon.

Bledsoe pointed out that Marina Lakes originally was planned as a high-quality coordinated shopping center. An application for 35 acres of commercial zoning in the 60-acre tract was requested. He showed plans and newspaper articles about the proposed development.

"EVERYTHING was great until the Ritchies (owners of Twin Lakes) got excited about the competition and started opposing the zoning," said Bledsoe.

The city commission only gave Marina Lakes eight acres of light commercial zoning — killing the plan and leading to the strip zoning along 21st, which is often bitterly criticized.

Bledsoe noted that while there has been much concern about granting seven more acres of light commercial zoning at Marina Lakes, because of threatened traffic congestion at 21st and Amidon, more commercial zoning has been granted to the proposed Kellogg Mall shopping center at Rock Road and Kellogg.

While that intersection is already up to 80 per cent of "F" level service (at which point vehicles cannot get through on one signal light cycle) a total of 1.5 million square feet of commercial buildings may be built in the Kellogg Mall.

**THE CITY OF WICHITA**  
OFFICE OF CITY TRAFFIC ENGINEER

DATE October 9, 1973



**TO** Jack Galbraith, Chief Planner  
**FROM** Paul B. Graves, City Traffic Engineer

**SUBJECT** Marina Lakes Shopping Center  
Traffic Survey

The Traffic Engineering Division conducted a shopping center study on the existing Marina Lakes site for both Friday and Saturday, September 28 and 29. A summary of this survey indicates the following information.

Three entrances to the major shopping center complex (Woolco) were counted manually. The first entrance was located on 21st Street corresponding to the Sweetbriar entrance on 21st Street. At that particular entrance, 12,608 vehicles were using 21st Street on Friday between 9:30 AM and 10:30 PM. Out of this total, 1,269 trips entered the Marina Lakes site from 21st Street. This accounts for 10.1% of the 21st Street traffic. At this same entrance, 1,543 trips exited, or 12.2%.

The North Amidon entrance, just south of the Texaco Service Station, recorded 8,979 vehicles southbound on Amidon. Out of this total, 2,154 trips entered this location, or 24%. 1,202 trips exited this location, or 13.4%. Traffic associated with the South Amidon entrance near the Straw Hat Pizza Palace accounted for 17,693 vehicles both northbound and southbound on Amidon. Out of this total, 2,146 trips entered the shopping center, or 12.1%. The exiting traffic accounted for 2,120 trips, or 12%.

On Saturday, September 29, the entrance located on 21st Street recorded 14,135 vehicles on 21st Street. Of that total, 1,572 trips entered the shopping center by way of this entrance, or 11.1%. 1,913 trips, or 13.5% exited by way of this entrance. The North Amidon entrance recorded 11,042 vehicles southbound on Amidon. Out of this total, 2,995 trips entered the shopping center, or 27.1%. The exiting trips accounted for 1,486, or 13.5%. The South Amidon entrance recorded 17,960 vehicles northbound and southbound on Amidon at this location. Out of this total, 2,434 trips or 13.5% entered the shopping center. The exiting trips accounted for 2,668 vehicles, or 14.9%.

We would like to call to your attention that all these counts were conducted between the hours of 9:30 AM and 10:30 PM. Therefore, any comparison between these counts and previous 24-hour counts should only reflect that part of the 24-hour count which occurred between 9:30 AM and 10:30 PM.



Jack Galbraith

Page 2

October 9, 1973

A comparison of the south entrance on Amidon prior to and after the opening of the Marina Lakes Shopping Center reveals 13,138 and 17,961 vehicles between 9:30 AM and 10:30 PM for a Friday in June 1972 and a Friday in September 1973, respectively. In other words, since June 1972, traffic volumes on Amidon show an approximate 5,000-vehicle increase.

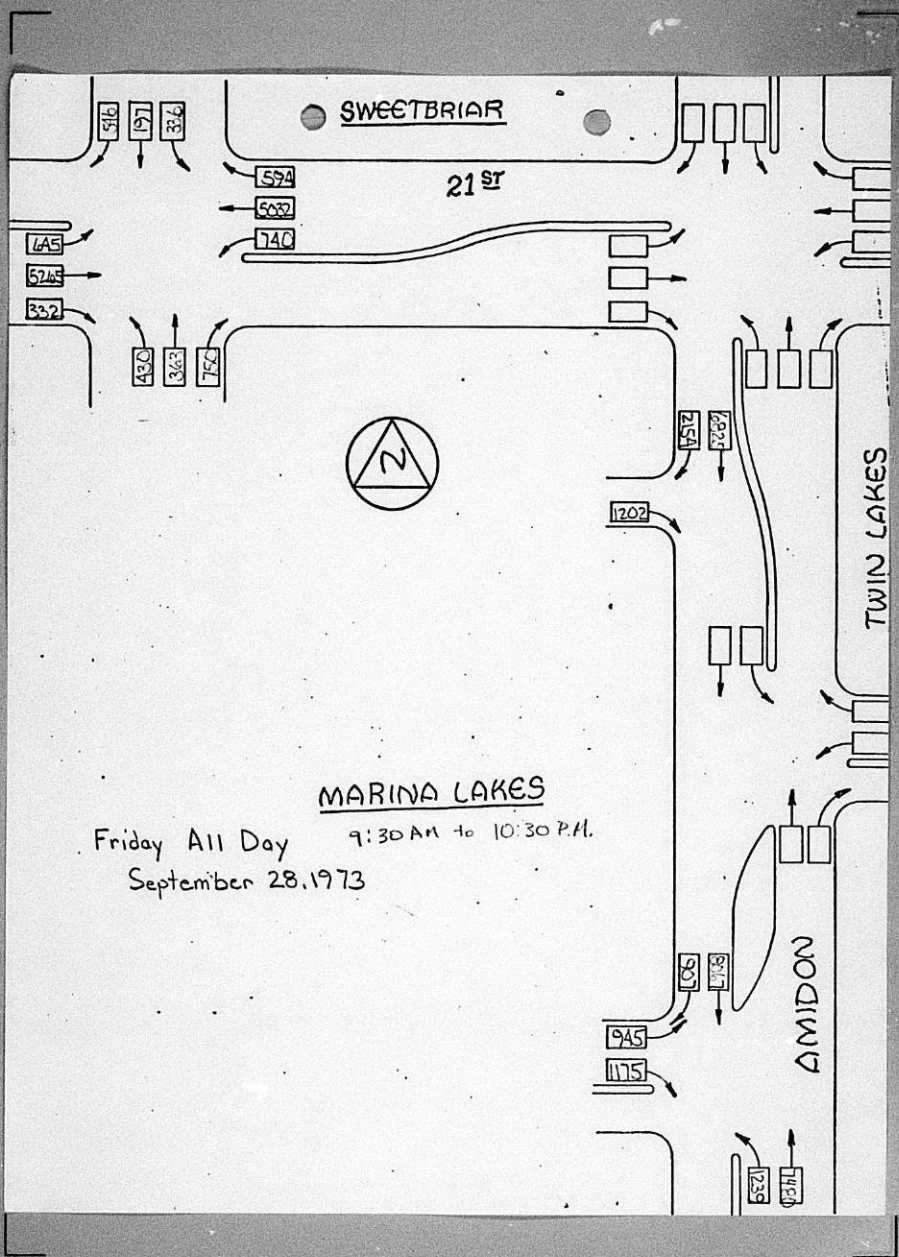
It should be pointed out that not all of this increase can be directly associated with the Marina Lakes Shopping Center due to normal growth in traffic patterns. However, we would assume based on our traffic counts, that the largest portion of this increased volume has been generated by the Marina Lakes Shopping Center. Our Division is well aware of the fact that these counts were taken during the grand opening week of the Woolco Department Store. It is possible, though, that these counts will reflect an average day of retail activity associated with this site since at present, the development is only approximately 50% complete. As the grocery store and other shops on the south end develop, we would assume that the traffic generated at this site will again approach the volumes recorded during the week of the grand opening of the Woolco Department Store.

We are attaching for your information the total turning movements for Friday and Saturday at the Marina Lakes site. These are then further divided into peak hour turning movements for Friday and Saturday.

If you have any further questions regarding this matter, please advise.

  
Paul B. Graves  
City Traffic Engineer

WGM/gl  
attach.  
cc:R. W. Bruggeman



MARINA LAKES

Friday All Day 9:30 AM to 10:30 P.M.  
 September 28, 1973

2520 Benjamin  
Wichita, Kansas 67204

Wichita Sedgewick County Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67202

Re: DP--23 (West side of Amidon, north of Arkansas  
River)

Dear Sirs:

We're in receipt of your recent communication regarding the zoning hearing to be held October 11, in regard to the above mentioned area.

As residents of the area, we'd like to repeat what we wrote to you just last year - that we would like to see you retain some of the city owned land as a natural area. It's easier to set aside land for such use now than it ever will be -- even though not developed as a park, this area could just naturally be a beauty spot, with little or no care.

With the advent of the new Woolco Store and the already started buildings in that area, we foresee a greatly increased build-up of traffic; we already have difficulty getting on to 21st St. from Benjamin.. We would prefer to see all single-family dwellings go in, if the land cannot be retained as a natural parkland.

We have no "axes" to grind (our business is located at 720 N. Washington St.) but we sometimes feel there are just too many small businesses being spread all over the City. When do we reach a state of satiety in small shops and shopping centers?

Already, it seems as if the stores don't have enough clerks, or carry a decent stock of merchandise! I'd like to see shopping centers no closer than 3 miles from one another.

Sincerely yours,

*Marcia M. Fleagle*

Mrs. Perry Fleagle



WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: Oct. 11, 1973

Case No. Z-1573  
Case No. DP-23

Request: "B" to "BB" and "LC"  
Amendment to Marina Lake CUP

Location: West side of Amidon north of Arkansas River

HISTORY:

1. The following history is from the staff report to the Planning Commission on January 25, 1973.

Z-0824 and DP-23 were two zone and Community Unit Plan applications for the entire area of the former Dolese sandpit area of approximately 60 acres which the Planning Commission considered in 1967. Approximately 37 acres were requested for "LC" and "C" and 24.5 acres were requested for "B". A Community Unit Plan was submitted for both the commercial and residential parts. The Planning Commission recommended denial, without prejudice, however, after the City Commission heard the case, approximately 8 acres of "LC" and 22 acres of "B" was approved. The situation at that time hinged on the impact of traffic on the arterial system.

On December 12, 1968, the Planning Commission considered an application for an amendment to the CUP and request for an increase of Parcel 1 from 3.57 acres to 9.13 acres of light commercial zoning (Z-1032). Action of the Planning Commission was to recommend denial of both applications. The Board of City Commissioners, however, at their meeting on January 21, 1969 approved both applications, subject to certain conditions. Again, the impact of traffic on the arterial system was a prime consideration. (See attached minutes of November 14, 1968 and December 12, 1968 - Attachments 1 and 2.)

On March 11, 1971, the Planning Commission considered an application for an amendment to the CUP and a request for an increase in the area on Parcel 1 from 9.13 acres to 14.94 acres of light commercial zoning. Action of the Planning Commission was to recommend approval of both requests. This recommendation was concurred in by the Board of City Commissioners on March 30, 1971. (See attached Planning Commission minutes of March 19, 1971, and City Commission minutes of March 30, 1971 - Attachments 3 and 4.)

2. The most recent history of subject property occurred on January 25, 1973, when the Planning Commission considered an application for an amendment to the CUP and a request for an additional amount of light commercial zoning - approximately 7.33 acres and an approximate 5.75 acres of "BB" Office zoning. Action of the Planning Commission was to recommend approval of both requests; however, both appli-

cations were denied by the City Commission on March 20, 1973. (See attached Planning Commission minutes of January 25, 1973 and March 8, 1973, and City Commission minutes of February 27, 1973, and March 20, 1973 - Attachments 5, 6, 7 and 8.)

3. On September 4, 1973, as an off-agenda item, the Board of City Commissioners considered the matter of litigation and zoning relative to Marina Lakes, Inc. The action of the City Commission was to permit the applicant to refile the application without cost, conditioned upon the litigation being ended by dismissal of the suit and payment of the court costs by Marina Lake Drive, Inc.
4. Based on this action, the zone case and CUP were advertised for hearing and notices mailed without cost to the applicant. Specifically, the applicant has requested approximately 7.33 acres of "LC" zoning and an additional 5.75 acres for "BB" Office zoning.

The CUP request proposes the following:

Increase in the size of Parcel 6 from 3.07 acres to approximately 7.33 acres.

Creating a new Parcel 8 proposed for "BB" Office zoning - approximately 5.75 acres with a maximum building height of 65 feet.

Decreasing the size of Parcel 7 from 22.49 acres to 12.79 acres, and a decrease in the proposed number of dwelling units from 335 to 219.

Increasing the permitted square feet of retail space by 111,878 for a total of 496,438.

Increasing the permitted square feet of office space by 125,293 square feet.

5. The past history reflects intensive discussion relative to this shopping center location and related traffic projections. Traffic volumes on 21st Street and through the 21st -Amidon intersection, continue to increase as is evidenced by the following traffic counts. (The Traffic Engineering Office advises that new counts will soon be taken.)

	Actual ADT 1970	Actual ADT 1972
Amidon north of 21st Street	16,069	16,065
Amidon south of 21st Street	14,673	14,904
21st Street east of Amidon	13,659	17,278
21st Street west of Amidon	8,832	12,141

The increase in these traffic counts on 21st Street in part must be attributed to the improvement of the street and the new bridge across the Arkansas River.

6. The arguments have been made in the past that regardless of increased traffic, the west side of Amidon deserved a comparable amount of "LC" zoning as granted to Twin lakes to the east. The square footage of retail space now proposed for the west (496,438) now compares with the 330,000 previously approved for Twin Lakes.
7. As the existing "LC" is generally the same on both sides of Amidon, any consideration of extending "LC" zoning should be based on the submission of justification for additional need of services. It would appear that as office zoning and development exists to the east, the most compatible uses would be for Parcel 6 to be developed for professional offices.
8. Although "outdoor display of marina supplies" was originally approved as a permitted use in Parcels 1 and 4, subject to approval by the Board of Zoning Appeals, the purpose of this intended use was originally stated because the parcels had access to water and customers would have an opportunity to test drive the boats on the lake. Outdoor type of uses and displays should not be permitted along Meridian-Amidon.
9. Although the area now designated as Parcel 8 was originally proposed for townhouses at a low density, it is now proposed to develop offices to a maximum floor area of 125,000 square feet to a permitted height of 65 feet. The townhouses were previously thought to be the most compatible use across the River from high quality single-family homes. However, due to the manner of development of the Marina Lakes commercial, most have the service or back of buildings oriented to the lake. This detracts from the visual qualities which were hoped would induce the townhouse and residential character for the riverfront development.
10. Visual qualities and the view of the rear of the existing buildings on Marina Lakes from the residential area south of the River were discussed by the City Commission when the two original applications were returned to the Planning Commission. They suggested that proper coordination and beautification of Marina Lakes be considered to meet the needs of property owners in the area. The applicant submitted a list of plant materials and offered to guarantee the plantings for Parcels 6 and 8.

Since the previous consideration of this matter, recent CUP's have provided that "landscape plans" would be submitted for approval prior to the issuance of building permits.

11. Should the Planning Commission recommend the approval of the zone change request and the amendments to the CUP, the following conditions would be consistent with other approved CUP's:
  - a. The platting of Parcels 6 and 8 within one year from the date of approval by the Board of City Commissioners, or the zone case be considered denied and closed.

- b. Adding to "General Provisions" the following: A landscape plan for Parcels 6 and 8, indicating the location, type and specifications of planting materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permits on these parcels.
  - c. One minor correction being made on the face of the plan - labeling "Reserve A" on the plan next to Amidon.
  - d. 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.
  - e. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
  - f. 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 development and be binding upon the present owners, their successors and assigns, unless amended.
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DP-23 - 217 Notices to Property Owners snet 9-27-73

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

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:30 p.m. on Thursday, October 11, 1973, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-23 - That part of Government Lot 1, in the NW 1/4 of Sec. 7, Twp. 27S, R1E, described as beginning at a point on the East line of said Government Lot 1, 1120.32 feet South of the NE corner thereof; thence North  $88^{\circ}12'55''$  West, a distance of 130 feet; thence North  $00^{\circ}04'05''$  East, 15 feet; thence South  $89^{\circ}56'09''$  West, a distance of 455.06 feet; thence North  $54^{\circ}26'07''$  West, a distance of 251.68 feet; thence North  $70^{\circ}56'58''$  West, a distance of 959.77 feet to a point 695 feet South and 770 feet East of the NW corner of said Government Lot 1; thence South  $12^{\circ}11'35''$  West, 282.9 feet more or less to the North bank of the Arkansas River; thence Southeasterly along the North bank of said river to the East line of said Government Lot 1; thence North along the East line of said Government Lot 1; 885 feet more or less to the point of beginning, except therefrom that part dedicated to the public for access, drainage, river bank maintenance, flood control and river beautification, all in Wichita, Sedgwick County, Kansas. Generally located on the West side of Amidon north of the Arkansas River.

The Development Plan of this area, originally approved in April 1967 and as amended in January 1969, and March, 1971, 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, Room 402 City Building Annex, 104, South Main, Wichita, Kansas, and is available for public information and review.

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

Increasing the amount of "LC" Light Commercial zoning approximately 7.33 acres.

Creating a new Parcel 8, proposed for "BB" Office zoning approximately 5.75 acres.

Decreasing the size of Parcel 7 from 22.49 acres to 12.98 acres, and the number of proposed dwelling units from 335 to 162.

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

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 Marina Lake Drive, Inc.  
Address 6572 E. Central 67206 Phone 685-3813  
Agent Harry D. Bledsoe  
Address 11800 West Highway 54 67209 Phone 722-2100
- b. Applicant \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_
- c. Applicant \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

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

- II.A The applicant hereby requests Community Unit Plan approval on property zoned \_\_\_\_\_ and legally described as Lot(s) \_\_\_\_\_, Block(s) \_\_\_\_\_  
(See Exhibit "A") \_\_\_\_\_ Addition.  
(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

(See Exhibit "A")

- II.B There are 13.1 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) None.

The general location is (use appropriate section)

- a. at the Southwest corner of Amidon Avenue  
and 21st Street; or
- b. on the West side of Amidon (Ave.,  
Street) between 21st (Ave., Street) and  
The Arkansas River (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.

Marina Lake Drive, Inc.  
By Harry C. Plummer 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  
1:15 (AM, PM) on September 11, 1973 (Day, Month,  
Year). It has been checked and found to be complete and accom-  
panied by required documents and the appropriate fee of  
\$ None required

B. Lynn Shirkley Name  
Jr. Planner Title

EXHIBIT "A"

That part of Government Lot One (1), in the Northwest Quarter of Section 7, Township 27 South, Range 1 East described as beginning at a point on the East line of said Government Lot One (1), 1120.32 feet South of the Northeast corner thereof; thence North 88 degrees 12'55" West a distance of 130 feet, thence North 00 degrees 04' 05" East 15 feet; thence South 89 degrees 56' 02" West a distance of 455.06 feet; thence North 54 degrees 26' 07" West a distance of 251.68 feet; thence North 70 degrees 56' 58" West a distance of 959.77 feet to a point 695 feet South and 770 feet East of the Northwest Corner of said Government Lot One (1) thence South 12 degrees 11' 35" West 282.9 feet more or less to the North bank of the Arkansas River; thence Southeasterly along the North bank of said river to the East line of said Government Lot One (1) thence North along the East line of said Government Lot One (1), 885 feet more or less to the point of beginning except therefrom that part dedicated to the public for access, drainage, river bank maintenance, flood control and river beautification, all in Wichita, Sedgwick County, Kansas.

*Copy*

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 1,000 feet of:

Lots 1 and 2; Marina Lake, Wichita, Sedgwick County, Kansas, Lots 1, 2, 3, and Reserve A, Marina Lake Fourth Addition, Wichita, Kansas, and part of Gove. Lot 1 in the Northwest Quarter of Section 7, Township 27 South, Range 1 East, described as beginning at a point 1120.32 feet South and 50 feet West of the Northeast Corner of said Govt. Lot 1; thence South to the South line of said Govt. Lot 1; thence westerly along the south line of said Govt. Lot 1; to the West line of said Govt. Lot 1; thence North to a point 50 feet South of the Northwest Corner of said Govt. Lot 1; thence East to the Northwest Corner of said Lot 3 in said Marina Lake Fourth Addition; thence South 300 feet; thence East 325 feet; thence South 130 feet; thence East 460 feet; thence South 250 feet; thence East 604.9 feet; thence South 390 feet; thence East 80 feet to beginning.

  
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.)

TRACT	OWNER	ADDRESS
All Government Lot 1, lying North of Arkansas River, except Marina Lake Addition & Marina Lake 4th Addition, and Except Marina Lake 6th Addition and Except beginning at the Northwest Corner of Lot 1: East 580'; South 470'; SEly to a point 695' South and 770' East of Northwest Corner of Lot 1; thence Southwest 250' to a point 940' South and 715' East of the Northwest Corner; thence Southwest to river; thence Westery along the river to the West line of Lot 1; thence North to beginning, and except that part of Government Lot One (1), in the Northwest Quarter of Section 7, Township 27 South, Range 1 East described as beginning at a point on the East line of said Government Lot One (1), 1120.32 feet South of the Northeast Corner thereof; thence North 88 degrees 12' 55" West a distance of 130 feet, thence North 00 degrees 04' 05" East 15 feet; thence South		



TRACT                      OWNER                      ADDRESS

89 degrees 56' 09" West a distance of 455.06 feet; thence North 54 degrees 26' 07" West a distance of 251.68 feet; thence North 70 degrees 56' 58" West a distance of 959.77 feet to a point 695 feet South and 770 feet East of the Northwest Corner of said Government Lot One (1), thence South 12 degrees 11' 35" West 282.9 feet more or less to the North bank of the Arkansas River; thence Southeasterly along the North bank of said river to the East line of said Government Lot One (1); thence North along the East line of said Government Lot One (1), 885 feet more or less to the point of beginning, except therefrom that part dedicated to the public for access, drainage, river bank maintenance, flood control and river beautification.

D Clear Lakes,                      6572 East Central  
Inc.                                      Wichita, Kansas  
67206

  
Fidelity  
Title  
Company  
Inc.

LOT	ADDITION	OWNER	ADDRESS
1	Marina Lake 6th	Hanson Development Company	Address unknown

TRACT                      OWNER                      ADDRESS

Beginning at the Northwest Corner of Lot 1, Section 7, Township 27, Range 1 East; thence East 580'; South 470' Southeasterly to a point 695' South and 770' East of the Northwest Corner of Lot 1; thence Southwest 250' to a point 940' South and 715' East of the Northwest Corner; thence Southwest to river; thence Westerly along river to West line of Lot 1; thence North to beginning.

Now Platted  
Lot 1, MARINA LAKE 3RD  
ADDITION

Pan Western Corporation

  
KANSAS  
STATE  
SEAL

LOT	ADDITION	OWNER	ADDRESS
1	Marina Lake Addition	Texaco, Inc.	8301 East Pawnee Wichita, Ks. 67201.

LOT	ADDITION	OWNER	ADDRESS
2	Marina Lake	Don E. Satterthwaite	6572 East Central Wichita, Kansas 67206

TRACT	OWNER	ADDRESS
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Part of Lot 1, Marina Lake 4th Addition, described as Lot 1, Marina Lake Fourth Addition, Wichita, Kansas, except beginning at the Northwest Corner of said Lot 1; thence South along the West line of said Lot 1, 175 feet; thence East 339.74 feet to the Southwest Corner of Lot 2, Marina Lake, Wichita, Sedgwick County, Kansas; thence North along the line common to said Lot 2, Marina Lake and Lot 1, Marina Lake Fourth Addition, 165 feet to the North line of said Lot 1; thence West along the North line of said Lot 1 to beginning, together with ingress, egress and utility easement over and across the East 30 feet of the West 179.5 feet of the North 175 feet of said Lot 1.

Hanson Development, Co. Address unknown

Lot 1, Marina Lake 4th Addition, except beginning at the Northwest corner of said Lot 1; thence South along the West line of said Lot 1, 175 feet; thence East 339.74 feet to the Southwest Corner of Lot 2, Marina Lake, Wichita, Sedgwick County, Kansas; thence North along the line common to said Lot 2, Marina Lake and Lot 1, Marina Lake Fourth Addition, 165 feet to the North of said Lot 1; thence West along the North line of said Lot 1 to beginning, together with ingress, egress and utility easement over and across the east 30 feet of the West 179.5 feet of the North 175 feet of said Lot 1.

Clear Lakes, Inc. 6572 East Central  
Wichita, Ks. 67206

LOT	ADDITION	OWNER	ADDRESS
2	Marina Lake 4th	Clear Lakes, Inc.	6572 East Central Wichita, Ks. 67206




TRACT

OWNER

ADDRESS

Lot 3, Marina Lake 4th Addition, and a tract in Government Lot 1, Sedgwick County, Kansas, described as beginning at a point 75 feet South and 225 feet West of the Northeast Corner of Government Lot 1 in the Northwest Quarter of Section 7, Township 27 South, Range 1 East of the 6th P.M., thence West 125 feet; thence North 25 feet; thence West 30 feet; thence South 175 feet; thence East 155 feet; thence North 150 feet to the point of beginning; and that part of the following described tract in Government Lot 1 in the Northwest Quarter of Section 7, Township 27, Range 1 East, beginning at a point on the East line of said Government Lot 1, South  $00^{\circ} 04' 05''$  West 1120.32 feet from the Northeast Corner thereof; thence North  $88^{\circ} 12' 55''$  West, parallel to the North line of said Government Lot 1, a distance of 130 feet; thence North  $00^{\circ} 04' 05''$  East 15 feet; thence South  $89^{\circ} 56' 09''$  West, 455.06 feet; thence North  $54^{\circ} 26' 07''$  West, 251.68 feet; thence North  $70^{\circ} 56' 58''$  West, 959.77 feet to a point 695 feet South and 770 feet East of the Northwest Corner of said Government Lot 1; thence South  $12^{\circ} 11' 35''$  West, 282.9 feet more or less to the left (North) bank of the Arkansas River; thence Southeasterly along the left (North) bank of said river to the east line of said Government Lot 1; thence North 885 feet more or less to beginning, except therefrom that part dedicated to the public for access, drainage, river-bank maintenance, flood control and river beautification purposes, subject to easements and restrictions of record.

  
**Fidelity**  
**Title**  
**Company,**  
**inc.**



Marina Lake Drive 6572 E. Centre  
 Inc. Wichita, Ks.  
 67206

LOT	ADDITION	OWNER	ADDRESS
Lot 1 & Reserve A	Friesen Addition	J. A. & Mable Friesen	1946 N. Meridian Wichita, Ks. 67203
Lot 2	Friesen Addition	Robert L. & Viola A. Clough	1950 N. Meridian Wichita, Ks. 67203
Lots 3 & 4	Friesen Addition	Donald & Magie L. King	1941 N. St. Clair Wichita, Ks. 67203

TRACT	OWNER	ADDRESS
Beginning 957' North of the Southwest Corner of Government Lot 4, Section 7, Township 27, Range 1 East; thence East 330'; North 99'; West 330'; thence South to beginning.	Oren & Winifred F. Delaney	1942 N. Meridian Wichita, Ks. 67203

  
Fidelity  
Title  
Company  
Inc.

Beginning 858' North of the Southwest Corner of Government Lot 4; East 330'; North 99'; West 330'; South to beginning, Section 7, Township 27, Range 1 East.	Carl E. & Katherine I. Jones	358 Clayton Wichita, Ks. 67203
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(E 165') Beginning 759' North & 165' East of the Southwest Corner of Government Lot 4; thence East 165'; North 99'; West 165'; South to beginning, Section 7, Township 27, Range 1 East.	Womer Development Company, Inc.	P.O. Box 394 Wichita, Ks. 67201
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(W 165') Beginning 759' North of the Southwest Corner of Government Lot 4; thence East 165'; North 99'; West 165'; South to beginning, Section 7, Township 27, Range 1 East	Parklane Savings & Loan Association	P.O. Box 1007 Wichita, Ks. 67201
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Beginning 660' North of the Southwest Corner of Government Lot 4; thence East 330'; North 99'; West 330'; South to beginning, Section 7, Township 27 Range 1 East.	Parklane Savings & Loan Association	P.O. Box 1007 Wichita, Ks. 67201
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TRACT

OWNER

ADDRESS

Beginning 720' North of the Southeast Corner of Government Lot 4; thence West 330'; North 110'; East 330'; South to beginning, Section 12, Township 27, Range 1 West.

Joseph F. & Linda A. Mora 1925 North Meridian Wichita, Ks. 67203

Beginning 830' North of the Southeast Corner of Government Lot 4; West 207.44'; thence Northeasterly 111' M/L to a point 188.88' West of the East line of Government Lot 4; thence East 188.88 feet to the East line of Government Lot 4; thence South 110' to the place of beginning, except the East 30' for Street, Section 12, Township 27, Range 1 West.

Herman & Nellie M. Wolf 1460 N. Broadway Wichita, Ks. 67214

West Half of the South 100' of beginning 940' North of the Southeast Corner of Government Lot 4, thence West 330' North to South bank of Arkansas River; thence Easterly along the bank of river to Meridian line; thence South to beginning, Section 12, Township 27, Range 1 West.

Charles W. Sloan 2218 St. Louis Wichita, Ks. 67203

*900 Back Bay  
Returned 11-12-73*

East Half of South 100' of beginning 940' North of the Southeast Corner of Government Lot 4; thence West 330'; North to South bank of Arkansas River; thence Easterly along the bank of river to Meridian line; thence South to beginning, Section 14, Township 27, Range 1 West.

Earl C. & Patricia K. Martin 1941 N. Meridian Wichita, Ks. 67203

LOT

ADDITION

OWNER


ADDRESS

1

Cindy Add.


Fred I. & Juanita F. Bowers

1912 N. Richmor Wichita, Ks. 67203

  
Fidelity  
Title  
Company  
inc.



LOT	BLOCK	ADDITION	OWNER	ADDRESS
1, 2, 3, 4	1	Lester Turley	Lester W. & Pauline W. Turley	1825 Hood Wichita, Ks. 67203
1	3	Meadowvale	Milford C. & Agnes C. Yetter	1985 McLean Blvd Wichita, Ks. 67203
2	3	Meadowvale	Howard L. & Doris M. McGregor	1932 N. Edwards Wichita, Ks. 67203
3	3	Meadowvale	John D. & Glenda M. Graycraft	1926 N. Edwards Wichita, Ks. 67203
4	3	Meadowvale	Hermann V. & Twila Mae Stoessel	1920 N. Edwards 2047 Euclid Wichita, Ks. 67213 20J
9	3	Meadowvale	Alvin F. & Ann N. Link	No Address Available
10	3	Meadowvale	Robert M. & Eleanor R. Weber	1921 N. Richmon Wichita, Ks. 67203
11	3	Meadowvale	Donald L. & Jacqueline R. Day	1927 N. Richmon Wichita, Ks. 67203
12	3	Meadowvale	Darrel R. & Shirley E. Duncan	1933 N. Richmon Wichita, Ks. 67203
13	3	Meadowvale	Norman E. & Alta Swanson	1975 McLean Biv Wichita, Ks. 67203
13	3	Meadowvale	Derrell & Helen L. Pratt	1933 N. Edwards Wichita, Ks. 67203
14	3	Meadowvale	Joseph L. Stemas	1991 McLean Biv Wichita, Ks. 67203
2,3,4,5,6,7	1	River Park	Twin Rivers Investments, Inc. Res. Agent: G. R. Monroe	425 N. Broadway Wichita, Ks. 67202
12, 9,10,11,	4	River Park	Twin Rivers Investments, Inc.	425 N. Broadway Wichita, Ks. 67202
7	4	River Park	Peter J. Banks & Rita Banks	Address unknown
8	4	River Park	Ronald G. Kraft & Nancy L. Kraft	Address unknown

  
**Fidelity**  
**Title**  
**Company,**  
**inc.**





LOT	BLOCK	ADDITION	OWNER
		BENJAMIN HILLS 2nd	
7	3	<del>2604 Benjamin</del> <i>returned 10.2.73</i>	Alleen Lee, 67204
8	3	2408 Manhattan	Arthur D. & Florence Busch, ux 67204
9	3		Obed T. & Evelyn A. Wells, ux 2542 Benjamin 67204
10	3		Jerry D. Forney Address unkown
11	3		Perry T. & Marcia M. Fleagle, ux 2520 Benjamin 67204
12	3		Raymond D. & Gail George, ux 2512 Benjamin 67204
13	3		Marvin M. & Barbara Somers, ux 2506 Benjamin 67204
14	3		Elizabeth H. Heinsohn 2305 N. Richmond 67204
15	3		Jon Mattson & Shirley A. Sjogren 2315 N. Richmond 67204 ux
16	3		Don G. & Louise K. Salyer, ux 2325 N. Richmond 67204
17	3		Melvin C. Byers & Dorothy A. Byer 2339 North Richmond 67204
18	3		Horton E. & Benita L. Goss, ux 2355 N. Richmond 67204
19	3		Iris L. King & Charlotte E. Crawford 2367 Benjamin 67204 ux ford
20	3		Gordon L. & Joan C. Smith, ux 2377 N. Richmond 67204
21	3		James A., Jr. & Doris T. Moore, 2381 N. Richmond 67204 ux
8	4		John W. & Kathleen Schiffler, ux 2324 N. Richmond 67204
9	4		Herbert W. & Eva D. Hobson, ux 2314 N. Richmond 67204
10	4		Leonard R. & Kellene M. Wright, 2304 N. Richmond 67204 ux
11	4		James A. & Barbara Farmer, ux 2305 Dogwood 67204
12	4		Albert C. & Mildred H. Martin, ux 2315 Dogwood 67204
1	5		Board of Park Commissioners City of Wichita
2	5		Board of Education of City of

  
**Fidelity**  
**Title**  
**Company,**  
**inc.**



LOT	BLK	ADDITION	OWNER
		BENJAMIN HILLS 2nd	
1	9	✓ 2256 Hyacinth	Fred Kuhlman & Opal Kuhlman ux 67204
2	9	✓ 2246 Hyacinth	John D. & Eileen C. Murray, ux 67204
3	9	✓ 2238 Hyacinth	Ray O. & Jetta J. Stinson, ux 67204
4	9	✓ 2228 Hyacinth	William Ronald Brigstocke Mindia M. Brigstocke, ux 67204
5	9	✓ 2220 Hyacinth	H. Dean & C. Nadine Jirrels, ux 67204
6	9	✓ 2208 Hyacinth	Wilbur R. & E. Maxine Elsea, ux 67204
7	9	✓ 2359 McLean Blvd NW	Anna McLean 67203
8	9	✓ 2219 Bullinger	Oliver R. & Marjorie Anderson, ux 67204
9	9	✓ 2231 Bullinger	Melvin E. & Shirley K. Zandler, ux 67204
10	9	✓ 2304 N. Richmond	John M., Jr. & Betty Richards, ux 67204
11	9	✓ 2245 Bullinger	Michael A. Belluomo Mary Paula Belluomo, ux 67204
12	9	✓ 2701 Benjamin	S. Lee Copeland 67204
1	10	✓ 2519 Benjamin	David E. & Kathleen B. Childs, ux 67204
2	10	✓ 2533 Benjamin	C. Raymond & Kathleen V. Goble, ux 67204
3	10	✓ 4514 N. Sabin	Richard & Wilma Jeanne Bills, ux 67209
4	10	✓ 2551 Benjamin	Russell L. Brenner & Peggy J. 67204
5	10	✓ 2605 Benjamin	Harry J. & Norma J. Frazier, ux 67204
6	10	✓ 2615 Benjamin	Herbert Parks & Evelyn L. Parks 67204
7	10	✓ 2627 Benjamin	Verland M. & Elaine Patterson, ux 67204
8	10	✓ 2628 Bob White	A. F. & Betty C. Simon, ux 67204
9	10	✓ 2616 Bob White	Albert P. & Reva Guerra, ux 67204

  
**Fidelity  
Title  
Company,  
Inc.**



LOT	BLK	ADDITION	OWNER
BENJAMIN HILLS 2nd			
10	10	✓ 2606 Bob White	Robert I. & Susan S. Guenther, ux
11	10	✓ 2552 Bob White	Robert Emmett & Helen Wanda Wood, ux
12	10	✓ 2542 Bob White	John J. & Marguerite K. Yungmeyer, ux
13	10	✓ 2532 Bob White	Dean L. & Norma L. Babb, ux
14	10	✓ 2505 Benjamin	J. Carson & Virginia Rockhill, ux
1	11	✓ 2521 Bob White	Joe Guy, Jr. & Katherine Jones, ux
2	11	✓ 2533 Bob White	Evelyn J. Caldwell, sgle John O. & Anna B. English, ux
3	11	✓ 2541 Bob White	Fred J. & Virginia H. Soper, ux
4	11	✓ 2551 Bob White	Leon E. & Mabelle Kirkland, ux
5	11	✓ 2605 Bob White	Don L. & Marie L. Graber, ux
6	11	✓ 2615 Bob White	Eli P. & Agnes C. Ferris, ux
7	11	✓ No Address Available	Lowell W. & Lorraine Schraeder, ux
8	11	✓ 2208 Bullinger	Bill R. & Sandra L. Phillips, ux
9, 10, 11, 12, 13, & 14	11	✓ 2101 W. 31st St. N.	John E. Brewer 67204
15	11	✓ 2359 McLean Blvd. NW	Anna McLean 67204
16	11	✓ 2419 Benjamin	Edward O. & Donna M. Elpers, ux
17	11	✓ 2433 Benjamin	Robert M. & Joan B. Shearer, ux
1	12	✓ 2442 Benjamin	Donald E. & Onita Faye Wilson, ux
2	12	✓ 2434 Benjamin	Kellis H. & Lucile K. Wilkinson, ux
4	12	✓ 2420 Benjamin	Ward E. & Gloria J. Lewis, ux
3	12	✓ 2426 Benjamin	Ray C. & Dorothy J. Hopson, ux
5	12	✓ 5500 E. Kellogg	Adm. of Veterans Affairs, 67218
6 & 7 & 9,	12	✓ 2303 Hyacinth	Emmet E. & Lois Hall, ux 3007 Columbine 67204
8	12	✓	William W. & Flora M. Leblond

  
**Fidelity**  
**Title**  
**Company,**  
**inc.**



*Returned 11.13.73*  
*ng*  
*Sent to Columbine 67204*

LOT	BLK	ADDITION	OWNER
		BENJAMIN HILLS 2nd	
10	12		Adm. of Veterans Affairs 5500 E. Kellogg 67218
11	12		Jerome C. & Barbara G. Beck, ux 2253 N. Richmond 67204
12	12		Henry & Darlene M. Jesse, ux 2261 N. Richmond 67204
1	13		Walter J. & Ruth R. Broderson, ux 2262 N. Richmond 67204
2	13		Mildred Kirkpatrick, Thomas Lee Kirkpatrick Sherry Ann Larkin, jt. 2254 N. Richmond 67204
3	13		George L. & Birdie M. Harris, ux 2244 N. Richmond 67204
4	13		John M. & Virginia Lang, ux 2236 N. Richmond 67204
5	13		Clifford R. Muhlenbruch & Ruth D. 2228 North Richmond 67204
6 & 12	13		Adm. of Veterans Affairs 5500 E. Kellogg 67218
7	13		Emmett E. & Lois Hall, ux 2308 Hyacinth 67204
8	13		Henry Y. & Jayne L. Glee, ux 2209 Marigold 67204
9	13		Leeson H. & Martha S. McCloud, u 2219 Marigold 67204
10	13		Larry J. & Gwendolyn P. Armfield 2229 Marigold 67204 u
11	13		Warran E. & Sandra Lee Carpenter 2239 Marigold 67204 u
13	13		Orville W. & Bettiann Smith, ux 2225 Dogwood 67204
14	13		Adm. of Veterans Affairs 5500 E. Kellogg 67218
15	13		Charles P. & Dorothy E. Danbury, 2243 Dogwood 67204 ux
16	13		Forrest V. & Evelyn A. Jackson, 2251 Dogwood 67204 ux
1	14		Ward H. & Esther M. Blackford, u 2238 Marigold 67204
2	14		Mark W. & Beverly D. Dick, ux 2222 Marigold 67204
-3	14		Bernard J. & Ralpholene Stambaugh 2206 Marigold 67204
4	14		Southwest Fed. S & L. Assoc. 130 N. Market 67202
5	14		Norman E. & Dorothy Allerheilig 2225 Sweetbriar 67204 u

  
Fidelity  
Title  
Company,  
inc.



LOT	BLOCK	ADDITION	OWNER
6	14	BENJAMIN HILLS 2nd	✓ Presbytery of Wichita, Synod of Kansas 2258 Marigold 67204
5	7		✓ Jack E. & Elizabeth J. Green, ux 2302 Marigold 67204
	1	<u>GARDNER'S RIVERLAWN</u>	Gardner Land, Inc. 221 N. Broadway 67202
1	2		✓ Emmet B. & Margaret F. Park, ux 5707 E. 19th St. 67208
2	2		✓ Donald R. Armstrong Ruby Eva Elinor Armstrong, ux 1921 W. 23rd St. 67204
3	2		✓ Donald A. & Lois M. Filby, ux 1915 W 23rd St. 67204
4	2		✓ Kathleen D. Garrison & V. A. & Mildred B. Miller, ux 1909 W. 23rd N. 67204
5	2		✓ John W. & Lulu E. Sivenson, ux 1901 W. 23rd St. 67204
6	2		✓ E. W. & Nell M. Schubert, ux 1827 W. 23rd St. 67204
7	2		✓ George S. Simpson & Rosa L. 1821 West 23rd St. 67204
8	2		✓ Stephen J. & Janet L. Betton, u 1815 W. 23rd St. 67204
9	2		✓ William Henry Holsapple Marjorie Holsapple, ux 1807 W. 23rd St. 67204
10	2		✓ Avis R. & Deloris Gutshall, ux 1801 W. 23rd St. 67204
11,12,13,14, 2 15,16,17,18,19,20,			D Gardner Land Inc. 221 S. Broadway 67202
11	3		✓ Mervin L. & Joan M. Kraft, ux 2424 Amidon 67204
12	3		✓ Violet J. Steven, Brenda Sue Sherrill & Charles David Stevens 2416 Amidon 67204
13	3		✓ Ray & Georgia I. Shropshire, ux 2410 Amidon 67204
14	3		✓ Alonzo W. & Lorene Johnson, ux 2402 Amidon 67204
15	3		✓ Dean E. & Betty J. Norris, ux 1918 W. 23rd St. 67204
16	3		✓ Henry D. & Dorothy J. Bogardus 2401 Riverlawn 67204 ux
17	3		✓ Paul W. & Katherine M. Reeves, 2415 Riverlawn 67204 ux
18	3		✓ John Richard & Myra M. Small, 2421 Riverlawn 67204

  
Fidelity  
Title  
Company,  
Inc.




LOT	BLK	ADDITION	OWNER
13	4	GARDNER'S RIVERLAWN	Frederick M. Knodle Marjorie J. Knodle, ux 2416 Riverlawn 67204
14	4		Allen K. Sands & Gaylee Sands Address unknown
15	4		James & LaDonna J. Sanders, ux 1214 Kevin Rd. 67204
16	4		Wendell E. & Betty M. Palin, ux 1824 W 23rd St. 67204
17	4		David E & Edna E. Monk, ux 2409 Perry 67204
16	5		Robert Milton & Donna Noll, ux 2402 Perry 67204
1		<u>BRUNCH</u>	A. R. & Thelma L. Brunch, ux 5659 Valentine Rd. 67219
2 & 3			Hale Dean Ritchie, Evan Davis Ritchie & John Proctor Ritchie 1820 N. Mosley 67214

*Returned to*  
*11-13-73*  
*BRUNCH W/A*

E 2/3 Acre of 1 Acre Tract located  
in NW cor Lot 2, exc N 50' for St.,  
NE 1/4 Sec 7-27-1E.

Marcus D. Gow  
% Derby Refining Co.,  
P. O. Box 1030 67201

  
**Fidelity**  
**Title**  
**Company,**  
**inc.**

Prt Blk 1, Lakeview Estates; Beg  
126.7' W of NE cor Blk 1; W 640.29';  
S 158.71'; W 158.71'; S 368'; E 325';  
NE 200'; E 475'; N 275'; W 129.33';  
N to beg.

Ⓧ Lakeview Development Co., Inc.  
P. O. Box 2365 N. Wichita Sta.  
*1420 N. 72nd St., 67214*

Prt Blk 1, Lakeview Estates; beg NE  
cor Blk 1; W 126.7'; S 125'; E 129.33';  
N 125' to beg.

Ⓧ Lakeview Development Co., Inc.

Lot 1, Lakeview Estates 2nd Add, exc  
beg at SW cor; th NE 96.95'; S to S  
line; W to Beg.

Ⓧ Lakeview Development Co., Inc.

Beg at SW cor Lot 1; NE 96.95' M/L;  
S to S line Lot 1; W to beg. Lakeview  
Estates 2nd Add.

Ⓧ Lakeview Development Co., Inc.

Lot 4, exc E 298.9', Lakeview Estates  
2nd Add.

Ⓧ Lakeview Development Co., Inc.

Lot 5, Lakeview Estates 2nd Add.

Ⓧ Lakeview Development Co., Inc.

Beg 298.9' W of SE cor Lot 6; W 621.1';  
NWly 386.15'; W 30'; N 3178'; W 10'; N  
31.78'; W 10'; N 526.29'; E 130'; N 230';  
NEly 30'; E 545'; SEly to a pt 290' W of  
NE cor Lot 6; E 290'; S 415'; W to a pt  
280' W of E line Lot 3; S 371.6'; W 239.12';  
S 15' to beg. Lakeview Estates 2nd Add.

Ⓧ Lakeview Development Co., Inc.

Twinlakes Office Park Addition

Ⓧ Lakeview Development Co., Inc.



LOT	BLK	ADDITION	OWNER
1	1	COOK'S RIVER RANCH	✓ Vic Cheng Shen & Jacqueline 3691 West 13th Street 67203
2	1		✓ Everett C. & Delpha A. Moss, ux 1827 W. 18th St. 67203
3	1		✓ Wayne M. & Zelma Armstrong, ux 1809 W. 18th St. 67203
4	1		✓ Robert L. & Alta L. Whitesell, ux 1805 W. 18th St. 67203
5	1		✓ Price L. & Leigh Ann Hadley, ux 1855 Woodrow Crt. 67203
6 ex S 1'	1		✓ Harlan B. & Phyllis J. Dixon, ux 1845 Woodrow Crt. 67203
7 & S 1' Lot 6,	1		✓ Robert H. & Dorothy E. Jackson, No Address Available ux
8	1		✓ Eugene L. & Lorraine Jones, ux 2607 N. Chautauqua 67219
9	1		✓ Chester H. & Aletha E. Wilson, 1815 Woodrow Crt. 67203 ux
10	1		✓ Frank L. & Leola M. Thomas, ux 1805 Woodrow Crt. 67203
11, exc Nly 1 2'	1		✓ Paul J. & Dorothy C. Andree, ux 1814 Lisa Lane 67203
12 & Nly 2' Lot 11,	1		✓ Jeffrey V. & Martha L. Baxter, No Address Available ux
13	1		✓ Homer E. & LaDonna Keith, ux 1828 Lisa Lane 67203
14	1		✓ Larry Elliott Hiebert Kathryn Hayes Hiebert, ux 1832 Lisa Lane 67203
15	1		✓ Albert H. Nelson III Patricia Ann Nelson, ux 1836 Lisa Lane 67203
16	1		✓ Haig M. & Anahid Hagopian, ux 1840 Lisa Lane 67203
2 & 3	2		✓ Arlene V. Root 1847 Lisa Lane 67203
4 & 5	2		✓ C. W. Bragg Company, Inc. 1743 N. Broadway 67214
6	2		✓ James H. Lange & Zelma I. Lange 1833 Lisa Lane 67203
7	2		✓ Christine J. Cleary 1829 Lisa Lane 67203
8	2		✓ C. Eugene & Peggy A. McGinnis, 1825 Lisa Lane 67203 ux
9	2		✓ Astrid Hayden 1821 Lisa Lane 67203

*Returned  
11-13-73  
Sent to  
17235-6-7211*

  
**Fidelity  
Title  
Company,  
inc.**



LOT	BLOCK	ADDITION	OWNER
10	2	COOK'S RIVER RANCH	Victor & Nancy G. Zavarella, ux 1817 Lisa Lane 67203
11	2		Charley Floyd Thomas Marjorie C. Thomas, ux 1813 Lisa Lane 67203
12 & 13	2		Lawrence E. & Irene Wells, ux 1401 Garland 67203
1, 3, 5,	Woodrow Crt	FORD & CRANE'S	M. H. & Evelyn A. Owens, ux 1733 W. 18th St. 67203
7, 9, 11,	"		Sam & Lutie Schwein, ux 1848 Woodrow Crt. 67203
13, 15, 17,	"		Gerald B. & Grace N. Beat, ux 1842 Woodrow Crt. 67203
19 thru 29 (odd)	"		Dekalb Agricultural Associatic of Dekalb County, Ill. 1831 Woodrow Crt. 67203

Prt Lot 6, Lakeview Estates  
2nd Add: Beg at NW cor; SW  
128.81'; E 180' M/L; N 88.91';  
W to beg. Lakeview Development Co., Inc.

Prt Lot 6, Lakeview Estates  
2nd Add: Beg at a pt where  
N line Lot 6 & NW cor Lot 2  
intersect; W 295' M/L; th S  
88.91'; E 365'; NW to beg. Lakeview Development Co., Inc.


Prt Blk 1, Lakeview Estates Add.  
Beg at W cor; N 422'; E 325';  
SW 255.74'; S 230'; W 130' to  
beg. Lakeview Development Co., Inc.

Prt Lot 2, Lakeview Estates  
2nd. Add; Beg 375' W of NE  
cor Lot 2; W 143.84'; N 15';  
W 260'; SW 238.27'; E 195';  
N 268' to beg. Lakeview Development Co., Inc.

  
**Fidelity  
Title  
Company,  
Inc.**



LOT	BLOCK	WOMER 6TH	OWNER
1	1		Womer Development Co. 434 Ohio 67214
2	1		Womer Development Co. Inc. 434 Ohio 67214
3	1		Womer Development Co. Inc. 434 Ohio 67214
4	1		Womer Development Co. Inc. 434 Ohio 67214
5 Except South 50' **See Below	1		Womer Development Co. Inc. 434 Ohio 67214
6 Except the North 50'	1		Womer Development Co. Inc. 434 Ohio 67214
7	1		Womer Development Co. Inc. 434 Ohio 67214
S 10' of Lot 16 & all Lot 15	1		Loyal G & Billie F. Swan 1901 N. St. Clair 67203
S 65' of N 68' of Lot 16	1		Ellen C. Hiatt 1911 N. St. Clair 67203
S 3' of Lot 16 & Lot 17 exc beg NE/c W 130' to NW/c S 1' Ely to beg.	1		Donald E. & Hazel Claire Winkler, ux 1921 N. St. Clair 67203
Beg NE/c Lot 17 W 130' to NW/c S 1' Ely to point of beg	1		Harold & Alice Belt, ux 1931 N. St. Clair 67203
Lot 18 exc beg front 1 corner common to Lot 19 NW 162' S 6' SE to beg.	1		Harold & Alice Belt, ux 1931 N. St. Clair 67203
Lot 19 exc beg front 1 corner common to Lot 19 & 20 W 10' NW 186.3' N 32.45' SE 210' to beg & pt Lot 18 beg corner common to Lot 19 NW, 162' S 6' SE to beg.	1		Donald & Mazie L. King, ux 1941 N. St. Clair 67203
Lot 20 exc Ely 10' 1 & part Lot 19 beg front corner common to Lots 19 & 20 Wly 10' NW 186.3' N 32.45' SE 210' to beg.	1		S. H. & Esther J. Womer, ux 434 Ohio 67214
Ely 10' Lot 20 & Lot 21 ex: part E of line 15' W SE/c ext. to pt 20' Wly or NE/c.	1		Fred L. Coslett & Patricia L. Coslett, ux 2242 Bella Vista 67203
**South 50' Lot 5 & North 50' Lot 6 Block 1			Ralph G. Twyman & Wilmar Address unknown

  
**Fidelity**  
**Title**  
**Company,**  
**Inc.**



LOT	BLOCK	ADDITION	OWNER
22 & part Lot 21 beg SE/c W 15 ft N to rear line Ely 20 ft to NE/c S to beg.	1	WOMER 6TH	✓ Charles R. & Lucille Culbert- 2232 Bella Vista son, ux 67203
23 & Wly 15 ft of Lot 24	1		✓ Gale D. & Sara L. Black, ux 2224 Bella Vista 67203
24 exc Wly 15 ft.	1		✓ Charles K. & Jean C. Eby, ux 2212 Bella Vista 67203
25 exc Wly 50 ft.	1		✓ John W. & Rebecca L. Long, ux 2200 Bella Vista 67203
Wly 50 ft Lot 25.	1		D Charles K. & Jean C. Eby, ux 2212 Bella Vista 67203
26 exc E 10 ft.	1		D John W. & Rebecca L. Long, ux 2200 Bella Vista 67203
27 & E 10 ft Lot 26.	1		✓ Hubert M. & Shirley E. Snell, 2186 Bella Vista ux
28	1		✓ William A. & Kathleen S. James, ux 2108 Bella Vista 67203
29 exc beg SE/ c NW alg front 65 ft NE to rear L1 SE 72 ft to NE/c SW 160 ft to beg.	1		D William M. & Kathleen S. James, ux 2108 Bella Vista 67203
30 & part Lot 1 29 beg SE/c NW 65 ft NE to rear of Lot SE 72 ft SW 160 ft to beg.	1		D R. W. & S. H. Womer 434 Ohio 67214
31	1		✓ H. P. Jr. & Ruth S. Lent, ux 2162 Bella Vista 67203
32 & beg SW/c 1 Lot 33 SE 41 ft NE to rear Lot 33 NW 48 ft to NW/c SW to beg.	1		✓ G. Guyle & Eula Jean Stephen: ux 2154 Bella Vista 67203
33 exc beg SW/c 1 SE along front 41 ft NE to rear Lot 33 NW 48 ft to NW/c SW to beg.	1		✓ Ralph A. & Doris J. Klose, u 2142 Bella Vista 67203
34 exc beg SW/ c Lot 34 SE 51 ft NE to rear Lot 34 NW 61.2 ft to NW/c SW to beg.	1		✓ Wm. R. & Patricia L. Holmes, ux 2134 Bella Vista 67203

  
**Fidelity**  
**Title**  
**Company,**  
**inc.**



LOT	BLOCK	ADDITION	OWNER
Beg SW/c Lot 1 34 SE along front. 51 ft NE 134 ft to rear of Lot NW 61.2 ft to NW/c SW 142 ft to beg.	1	WORMER 6TH	D Ralph A. & Doris J. Klose, ux 2142 Bella Vista 67203
35 exc that part N of a line 61 ft S of front corner common with Lot 34 & 72 ft S of rear corner common with Lot 34.	1		D Womer Development Co. Inc. 434 Ohio 67214
Part Lot 35 beg front corner common to Lot 34 & 35 SE along front Lot 35; 61 ft NE to rear Lot 35 NW 72 ft rear cor. common with Lot 34 SW to beg.	1		D Wm. R. & Patricia L. Holmes, ux 2134 Bella Vista 67203
36	1		D Womer Development Co. Inc. 434 Ohio 67214
37	1		D Womer Development Co. Inc. 434 Ohio 67214
38	1		Womer Development Co. Inc.
West 150 ft Lot 39	1		Walter Kay & Blanche M. Jabara, ux 2104 Bella Vista 67203
That pt of Lot 39 lying E of the following Li. Beg. 150 ft E of SW/c Lot 39 then running N 129.31 ft to N Li of Lot 39.	1		Clayton Elmer & Marian B. Carpenter, ux 2010 W 17th St. 67203
1	2	WOMER 6TH	James L. Pinkerton & Karen J. Address Unkown
2	2		Verne F. & Bessie E. Thornton 2236 W. 18th St. 67203 ux
West 10 ft Lot 3.	2		D Verne F. & Bessie E. Thornton, 2236 W. 18th St. 67203 ux
3 exc West 10 ft.	2		Larry K. & Marilyn K. Kuhlman, ux <del>2547 West 31st St. South, 67203</del> 2226 W. 18th William L. & Mildred E. Edwards, ux 2216 W. 18th St. 67203
4	2		William L. & Mildred E. Edwards, ux 2216 W. 18th St. 67203
5	2		Dwight E. & Barbara J. Glenn, ux 2208 West 18th St. 67203

  
Fidelity  
Title  
Company  
inc.



Returned  
10-2-73

LOT	BLOCK	ADDITION	OWNER
6	2	WOMER 6TH <i>Returned 10-2-73</i>	✓ Donald L. & Harriet E. Ratzlaff, ux <del>1825 Joann 67203</del> ✓ <del>2202 W 18th</del> 67203
7	2		✓ Sam E. & Delia May Laham 2182 W 18th 67203
8	2		D Womer Development Co. Inc. 434 Ohio 67214
9	2		D Womer Development Co. Inc. 434 Ohio 67214
10 exc SE 1ft.	2		D Womer Development Co. Inc. 434 Ohio 67214
11 & SE 1 ft Lot 10	2		✓ Carl G. & Ina M. Kraus, ux 2142 W 18th St., 67203
12	2		✓ Willis J. Elliott & Beth F. Address Unknown
13	2		✓ Mathew J. & Martha M. Horsch ux 2122 W 18th St., 67203
14	2		✓ Charles L. & Patty A. Brandt, ux 2133 Bella Vista 67203
15	2		✓ Norene T. Garver 2141 Bella Vista 67203
16 & Ely 13 ft Lot 17	2		✓ George G. & Lucille V. Kessler, ux 2147 Bella Vista 67203
17 exc Ely 13 ft	2		✓ William B. & Rhoda A.E. McConachie 2155 Bella Vista 67203
18	2		✓ Walter R. & Mildred A. Zittel, ux 2163 Bella Vista 67203
19 exc SWly 1 ft	2		✓ Harold Q. & Genevieve E. Sharpe, ux 2171 Bella Vista 67203
20 & SWly 1 ft Lot 19	2		✓ Walter L. & Enda L. Groves, ux 2177 Bella Vista 67203
21	2		✓ Larry L. & Linda Debrot, ux 2185 Bella Vista 67203
22	2		✓ Kenneth W. & S. Harlene Shreve, ux 2193 Bella Vista 67203
23	2		✓ Phillip C. & Constance L. Rader, ux 2201 Bella Vista 67203
24	2		✓ C. Dean & Reta A. Pressnall 2211 Bella Vista 67203

  
**Fidelity  
 Title  
 Company,  
 Inc.**



LOT	BLOCK	ADDITION	OWNER
25	2	WOMER 6TH	✓ Clifford W. & Betty R. Larson, ux 2221 Bella Vista 67203
26	2		✓ Loring B. & Anna B. Smith, ux 2233 Bella Vista 67203
27	2		✓ Jerome M. & Karen G. Laham, ux 2243 Bella Vista 67203
14	3	WOMER 6TH	✓ James L. & Geraldine Woolridge, ux 2112 W. 17th St. 67203
15	3		✓ Kenneth & Lorraine N. Kallail, ux 2102 W. 17th St. 67203
16	3		✓ Darold B. & Marcilla F. Spurgeon, ux 2109 Bella Vista 67203
17	3		✓ Armon LeRoi & Kay Louise Mills, % Wichita Federal - 340 S. Edwy 67202
18	3		✓ Thomas W. Phillips & Lucille E. Phillips, ux 2121 W. 18th St. 67203
19	3		✓ George W. & Martha E. Bantz 2131 W. 18th St. 67203
20	3		✓ Francis L. & Maryetta A. Fowler, 2441 W. 18th St. 67203

  
**Fidelity  
Title  
Company,  
inc.**

Dated at Wichita, Kansas this 10 day of  
September, 1973 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By C. E. Paul Kiddle am  
V.P.

Tracer # 16375-A



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

RETURN TO WRITER

Important! Notice of Hearing Enclosed



N/A

DP-23

Incorrect Address

John D. & Glenda M. Craycraft  
1926 N. Edwards  
Wichita, Ks. 67203



0328

- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

RETURN TO WRITER

Important! Notice of Hearing Enclosed



DP-23 Returned after hearing

Address under none

Eugene L. & Lorraine Jones  
2607 N. Chautauqua  
Wichita, Ks. 67219



- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

19048

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

RETURN TO WRITER

Important! Notice of Hearing Enclosed



- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

N/A

Gardner Land, Inc.  
221 N. Broadway  
Wichita, Ks. 67202



DP-23

\*

This DP File  
Has a Large Drawing  
On 35mm Microfilm.  
Roll #1

\*