

BEED 7-31-87 KCL

ACTION

DATE

COMMITTEE _____

M.A.P.C. Approved subject to conditions 8/22/87

B.C.C./B.O.O.C. Approved Case 7-15-87
Recommended

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- _____
 DP- 150

Case Filed: Amend 1
 7-27-87
 Associated Case: _____

CPO Council Area: 5-A
 CPO Meeting Date: 8-19-87
 MAPC Hearing Date: 8-20-87

APPLICATION DATA: Map No. 5046 A

- General Location: On the north side of Kellogg between Dugan and Julia
- From _____ to _____
- Proposed Use: _____
- DP Name: THE LANDING COMMERCIAL COMMUNITY UNIT PLAN
- Applicant: Kandy-Man Sales, Inc. c/o Mike Kirsch
 Address 1445 North Rock Road, Wichita, Kansas 67206 Phone 681-0441
- Applicant: Walmart Properties, Inc. c/o Bill Bothwell
 Address 701 S. Walton Blvd., Bentonville, Arkansas 72716 Phone (501)273-4262
- Agent: Baughman Company, P.A.
 Address 315 Ellis, Wichita, Kansas 67211 Phone 262-7271
- Agent: Everett C. Fettis
 Address 120 South Market, Suite 504, Wichita, KS. 67202 Phone 267-7751
- Agent: Grant Tiedeman
 Address 150 North Market, Wichita, Kansas 67202 Phone 262-6400

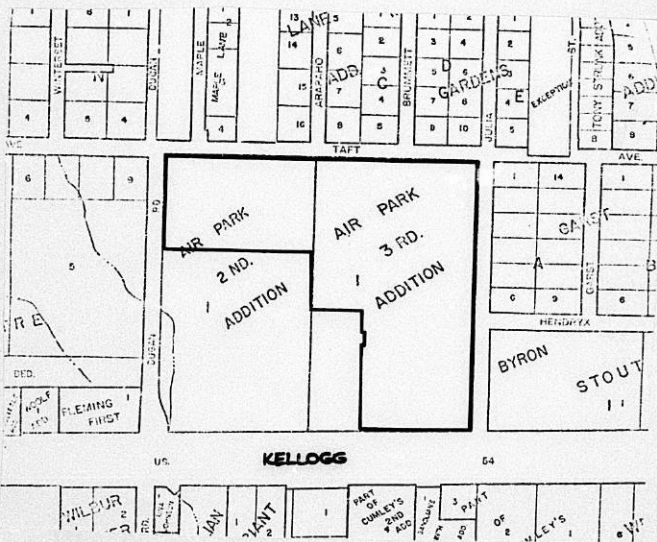
AREA DATA:

- Acres: 21.8 (_____ ft. by _____ ft.)
- Adjoining Zoning: N "R-5" "AA" S "C" E "C" 6 "AA" W "C"
- Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



U.S. GEOLOGICAL SURVEY
 WASHINGTON, D.C. 20509
 No. 2153C
 S. M. STANLEY
 U.S.A.

CEI Engineering Associates

A Partnership of Holmes, Inc. and Shupe Enterprises, Inc.

CEI Engineering Associates
110 W. Central - Suite 300
Bentonville, Arkansas 72712
(501) 273-9472

July 28, 1987

Mr. Mike Lindeback, P.E.
City Engineer
City Hall - Seventh Floor
455 No. Main St.
Wichita, KS 67202

RECEIVED

JUL 30 1987

METROPOLITAN PLANNING
ROUTE _____

Re: Site Development Plans
Proposed Wal-Mart Store
Wichita, Kansas

Dear Mr. Lindeback:

Please find enclosed four (4) sets of civil drawings for the Wichita Wal-Mart Store. These plans have been conceptually approved by the Wal-Mart Engineering Department and are being submitted to your department for review and comments. We understand that the project's C.U.P. is scheduled to be heard at the August 20th meeting. Mr. Brent Wooten from Baughman Company, P.A. is assisting us with the C.U.P. and the platting process.

We are at this time requesting that your staff review our plans for code compliance and recommend any revisions required by red-lining one (1) set and returning it to us. Please note that we are proposing to detain the increase in the 100-year flood frequency due to this development in the proposed detention pond at the rear of the building, and release it by means of a lift station at the pre-developed rate.

Please review the attached plans and call us if we can provide more information.

Respectfully submitted,

John Nourzad
John Nourzad, P.E.

Attachment-as stated

c: Mr. Bill Bothwell
Mr. Mike Dilley, City w/2 sets
Mr. Dick Jonker, Sign Ordinance w/1 set
Mr. William McKinley, Traffic Engineer w/1 set
Mr. Jack Galbraith, Chief of Planning w/2 sets
Ms. Barbara Marris, Planner w/1 set
Mr. Brent Wooten, P.E. w/2 sets
Mr. Mike Shupe
FILE
Mr. Marvin Krout-Planning w/one set

CIVIL ENVIRONMENTAL INDUSTRIAL ENGINEERING ASSOCIATES

Rod Ferris,
Commonwealth Title Land Co (Dallas)

214/770-2000

selling off 11.9 acres

amgo CUP (Julius) Oct 1988

Parcel 1 limited to 93,000 sq ft of floor area until Jan 1, 1991

After that date sq footage may increase to 209,661 sq ft.

Parcel 4 is restricted to its present floor area until 1/1/91

No further development on Parcels 2 or 3 until replatting.

Traffin advises that Taft and Julia are now paved

Kellogg - Dungan are still under construction with dual left turn lanes.

Julia needs to have some enforcement as it is right turns from Kellogg are occurring which is not permitted as a slant access point has been provided further east.

Traffin suggests that prior to any amendment that counts be taken the Friday after Thanksgiving and that the traffic be observed thru December.

Depending on what the report consists of, an amendment to the CUP will probably be required. Public Hearing.

wants to add stockrooms
trailers out in back

plan 85,899 sq ft

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

June 30, 1987

TO: Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

FROM: Barbara R. Harris, Senior Planner

SUBJECT: DP-150, Amendment #1 - The Landing Commercial Community Unit
Plan (formerly Air Park - DP-2). Located between Julia and
Dugan in an area north of Kellogg Drive.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. Walmart is the major business proposed on Parcel 1, and per a requirement of a meeting several weeks ago, a traffic report has been submitted. I understand that copies of the associated traffic report for the area have been given to Mike and Bill.

I would appreciate your comments regarding this development proposal by July 7, 1987, so it can be scheduled for MAPC review on August 6, 1987. Thank you.

PL/2005/4

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
425 NORTH MAIN STREET
WICHITA, KANSAS 67202-1988
(316) 268-4561

December 19, 1988

Mr. W. G. Bothwell, Real Estate Manager
Wal-Mart Stores, Inc.
Mitchell Building
701 S. Walton Blvd., Highway 71
Bentonville, AK 72716

Re: Administrative Adjustment to The Landing Commercial C.U.P.
DP-150 - Generally located north of Kellogg on the west side
of Julia Street.

Dear Mr. Bothwell:

We have received and reviewed your request for an administrative adjustment to the above-referenced commercial community unit plan. We understand that you wish to increase the allowable floor area by 5,000 square feet for the construction of a store-room to be used for the storage of merchandise. The current provisions of the community unit plan allow the construction of up to 93,000 square feet of floor area prior to January 1, 1991.

On the basis of our review, we feel that providing an additional 5,000 square feet of floor area for storage purposes on Parcel No. 1 prior to January 1, 1991, will not have an adverse effect on the C.U.P. or on adjacent properties, nor will it be a substantial deviation from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to increase by 5,000 square feet the floor area that may be constructed prior to January 1, 1991, on Parcel No. 1. The additional 5,000 square feet is limited to the storage of merchandise. We will make a notation of this adjustment on our file copies of the C.U.P. drawing for future reference.

Sincerely,

Marvin S. Krout
Director of Planning

Monty H. Robson, Superintendent
Central Inspection

MSK:RLY:jcm

FILE COPY

DETACH AND RETAIN THIS STATEMENT THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED

WAL-MART PROPERTIES INC.
BENTONVILLE, ARK.

INVOICE		DESCRIPTION	TOTAL AMOUNT	DEDUCTIONS		NET AMOUNT
DATE	NO.			DISCOUNT	FREIGHT	
		RE: Wichita, KS (Kellogg) Filing fee for SR Addition				

N: 00477

METROPOLITAN AREA PLANNING DEPARTMENT

Description ADMINISTRATIVE SUPPLIES TO DP-150
 Name WAL-MART PROPERTIES INC.
 Address P.O. BOX 116 BENTONVILLE AR. 72716
 Fund No. (circle one) 755 40710-003 (fees) 755 40710-004
 (books, xerox) 755 40710-026 (microfilm) 300210-1020
 Amount \$110
 Date 12-16-58 Due Date 12-19-58 By [Signature]
 Form 00-000

WAL-MART

WAL-MART STORES INC. • MITCHELL BLDG. • 701 SOUTH WALTON BLVD. • HWY. 71 • BENTONVILLE, AR 72716 • 501-273-4000

Direct Dial No.
(501) 273-4262

Direct FAX No.
(501) 273-6599

Direct Zip Code
72716-0479

December 15, 1988

VIA OVERNIGHT EXPRESS SERVICE

Mr. Robert L. Young
Principal Planner
Current Plans Division
WSC Metropolitan Area Planning Department
City Hall, Tenth Floor
455 North Main Street
Wichita, KS 67202-1688

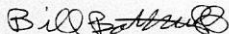
Re: The Landing Community Unit Plan (DP-150)
Wal-Mart Store #1221
Wichita, Kansas

Dear Mr. Young,

As instructed in your letter of November 18th, I am herewith enclosing our check in the amount of \$100.00 as required fee to process our request for an administrative adjustment for the subject location. Also enclosed are four (4) site plans as revised to indicate the correct building size.

Please begin the processing of our request for an additional 5,000 square feet stockroom area to be added to our existing store. If I may be of any service, please do not hesitate to contact our office.

Very truly yours,



W. G. Bothwell
Real Estate Manager

WGB/ck

Enclosures

cc: Mr. Grant Tidemann, J.P. Weigand & Sons, Inc.

RECEIVED

DEC 16 1988

METROPOLITAN PLANNING

ROUTE

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

November 18, 1988

Mr. W. G. Bothwell, Real Estate Manager
Wal-Mart Stores, Inc.
Mitchell Building
701 South Walton Boulevard, Highway 71
Bentonville, Arkansas 72716-0479

Dear Mr. Bothwell:

FILE COPY

We are in receipt of your letter forwarded to Mr. Monty Robson, Superintendent of Central Inspection for the City of Wichita dated November 15, 1988. Your letter requests an administrative adjustment to THE LANDING COMMUNITY UNIT PLAN (DP-150) to allow for the construction of an approximately 5,000 square foot storeroom to the Wal-Mart Store No. 1221 on West Kellogg. I am writing to advise you that a \$100.00 fee is required for the processing of an administrative adjustment request. A check for this amount should be made to the City of Wichita and forwarded to my attention in the Planning Department. The Planning Department processes all requests for administrative adjustments to approved community unit plans.

In reviewing the copy of the site plan for the existing Wal-Mart building that accompanied your letter of request, we noticed that the square footage figure that was highlighted on the plan (85,899) does not match the amount of square footage calculated to exist by the City building inspectors.

The building inspectors have calculated that the existing building contains 92,412 square feet that falls under the current 93,000 maximum square feet of floor area allowed by the approved community unit plan. Would you please indicate the 92,412 square-foot figure on the site plan and send us four copies of the same, along with your check for further processing of your request.

Sincerely,

Robert L. Young
Principal Planner
Current Plans Division

RLY:blw

cc: Grant Tiedemann, c/o J.P. Weigand & Sons, Inc., 150 North Market,
Wichita, Kansas 67202
Monty H. Robson, Superintendent, Central Inspection Division

WAL-MART

WAL-MART STORES INC. • MITCHELL BLDG. • 701 SOUTH WALTON BLVD. • HWY. 71 • BENTONVILLE, AR 72716 • 501-273-4000

Direct Dial No.
(501) 273-4262

Direct FAX No.
(501) 273-6599

Direct Zip Code
72716-0479

November 15, 1988

VIA OVERNIGHT EXPRESS SERVICE

Mr. Monty Robson
Superintendent, Central Inspection
City Hall, 7th Floor
455 N. Main
Wichita, KS 67202

Re: Wal-Mart Store #1221
W. Kellogg Road, Wichita, Kansas

Dear Mr. Robson:

Our operations people would like to add an approximate 5,000 square feet stockroom addition to our new building at the above location. We know there is a building size limitation in our C.U.P., and we are hereby requesting an Administration Adjustment to that C.U.P. to show the additional stockroom.

Enclosed is one set of the plans for the proposed structure, dated 9/16/88. It will be used for the storage of merchandise.

We are asking for an expeditious response to our request. If you need additional sets of plans or information, please contact me at the above direct number.

Very truly yours,

Bill Bothwell / ck

W. G. Bothwell
Real Estate Manager

WGB/ck

Enclosure

cc: Grant Tidemann, J.P. Weigand & Sons, Inc.
Mike Webb, Wal-Mart Stores, Inc.

RECEIVED

NOV 16 1988

METROPOLITAN PLANNING
ROUTE _____

RECEIVED
NOV 16 1988
METROPOLITAN PLANNING

WICHITA-SEDGWICK COUNTY

January 11, 1988

METROPOLITAN AREA PLANNING DEPARTMENT

TO: Monty Robson, Superintendent of Central Inspection
FROM: Barbara Harris, Senior Planner, Current Plans
SUBJECT: Approved site traffic circulation plan for "The Landing" Commercial Community Unit Plan (DP-150, Amendment #1). Generally located north of Kellogg between Dugan and Julia.

Attached are two (2) copies of the approved traffic circulation plan required by General Provision 12 of the above-referenced C.U.P. The traffic circulation plan meets all the requirements described in the C.U.P. and is acceptable. As we indicated in our memo of January 6, 1988, a semi-solid screening wall along Taft is not required at this time due to the intervening landscaping and the distance from the rear of the structure to the street.

Please call if you have any questions or comments on this plan. Thank you.

RLY:blw
Attachments

cc: Loren Deines, Plans Examiner, Central Inspection Division
John Nourzad, CEI Engineering Associates, 110 West Central, Suite 300
Bentonville, Arkansas 72712

FILE COPY

PL/6144/4

CEI ENGINEERING ASSOCIATES
 110 West Central Suite 300
 BENTONVILLE, ARKANSAS 72712

LETTER OF TRANSMITTAL

Phone 273-9472

TO City of Wichita, Planning Dept.
455 No. Main St. 10th Floor
Wichita, KS 67202

DATE	1/8/88	JOB NO.
ATTENTION	Ms. Barbara Harris	
RE:	Traffic Circulation Plan	
	Proposed Wal-Mart Store	
	West Kellogg, Wichita, KS	

AIR-BORNE

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
4			Site Plan

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS Dear Ms. Harris:

Per our telephone conversation today, please find enclosed four (4)
copies of the site plans for the West Kellogg site. Please review our traffic
circulation plan and advise me if they are satisfactory.

Thank You for your assistance.

Sincerely,

c: Mr. Bill Bothwell

Mr. Jeff Doss

COPY TO Mr. Mike Shupe

FILE

SIGNED:

John Nourzad

PRODUCT 2803 (REV) Inc., Dallas, Texas 75217

If enclosures are not as noted, kindly notify us at once. John Nourzad

WICHITA-SEDGWICK COUNTY

January 6, 1988

METROPOLITAN AREA PLANNING DEPARTMENT

TO: Monty Robson, Superintendent of Central Inspection
FROM: Jack H. Galbraith, Chief Planner, Current Plans Division
SUBJECT: DP-150, Amendment #1 - The Landing Commercial Community Unit
Plan. Generally located north of Kellogg between Dugan and Julia.

This is to advise you that when our office reviews the "Site Traffic Circulation Plan" required by General Provision #12 of the above-referenced C.U.P., we will not require a solid or semi-solid wall along Taft since the rear or service area of the proposed Wal-Mart is approximately 250 feet away. The proposed and existing landscaping shown in the approved landscape plan, dated December 12, 1987, provides sufficient screening at this time. If however, the parking lot or rear/service area of a building is located closer to Taft, then we will advise you if a wall is required.

FILE COPY

JHG/BRH:blw

cc: Loren Deines, Plans Examiner, Central Inspection Division

PL/6118/4

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

November 25, 1987

TO: Monty Robson, Superintendent of Central Inspection
FROM: Barbara Harris, Senior Planner, Current Plans
SUBJECT: Approved landscape plan for Parcel 1 of DP-150, Amendment #1 -
The Landing Commercial Community Unit Plan. Generally located
north of Kellogg between Dugan and Julia.

Attached are two (2) copies of the approved landscape plan required by General Provision 4 of the above-referenced C.U.P. The landscape plan meets all the requirements described in the C.U.P. and is acceptable. The landscape plan indicates the planting design for the 20-foot buffer on the entire north line of Parcel 1 along Taft and the 10-foot buffer for the north 630 feet of the east line of Parcel 1 along Julia.

Please call if you have any questions or comments on this plan. Thank you.

FILE COPY

BH:blw
Attachments

cc: Bob Butin, Bill G. Yung Design, 4912 East 29th Street North, Suite One,
Wichita, KS. 67220
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

PL/5061/4

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

September 25, 1987

TO: Monty Robson, Superintendent of Central Inspection

FROM: Barbara Harris, Senior Planner, Current Plans

SUBJECT: DP-150, Amendment #1 - The Landing Commercial Community Unit Plan - Generally located on the north side of Kellogg between Dugan and Julia.

The members of the Wichita City Council on September 15, 1987, considered the above-captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the Wichita City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- d. Parcel 1 shall be platted within one year from the date of approval by the Wichita City Council members and prior to the issuance of any building permits or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

Attached for your information and files are two approved C.U.P. copies. If you have any questions concerning this matter, please call me at 268-4421.

BH:blw
Attachments

cc: Baughman Company, P.A., c/o Brent Wooten, 315 Ellis, Wichita, 67211
Kandy-Man Sales, Inc., c/o Mike Kirsch, 1445 North Rock, Wichita, 67206

PL/4022/4

WICHITA-SEDGWICK COUNTY

Date: September 11, 1987

METROPOLITAN AREA PLANNING DEPARTMENT

TO: Mayor and City Council Members
(thru Chris Cherches, City Manager)

FROM: Marvin S. Krout, Director of Planning

SUBJECT: DP-150, Amendment #1 - The Landing Commercial C.U.P.
located on the north side of Kellogg between Dugan and
Julia.

This memo is to advise you about the recent discussion during the Subdivision Committee meeting regarding the platting of Parcels 1 and 4 within the Community Unit Plan referenced above. The Landing preliminary plat was heard by the Subdivision Committee at their meeting on Thursday, September 10, 1987.

It was discussed that Walmart (Parcel 1) wanted to proceed immediately with the platting process, but the hotel and club on Parcel 4 did not want to plat at this time (because the owners did not want to dedicate the required 5 feet of additional street right-of-way for Kellogg Drive). A suggestion by the Subdivision Committee was that The Landing C.U.P. requirement of platting both Parcels 1 and 4 within one year of approval of this development plan or prior to the issuance of any additional building permits should be changed to eliminate Parcel 4. Instead, Parcel 4 should be required to be replatted simply before any additional building permits are issued.

I concur in this suggestion and feel that the Council should change the platting requirement of the C.U.P. to eliminate Parcel 4. Also, General Provision #14 on the C.U.P. should similarly be changed to require only Parcel 1 be replatted within one year or prior to building permits and Parcel 4 be replatted prior to the issuance of any additional building permits.

I will be making this recommendation at the Council meeting next Tuesday. Please call if you have questions.

MSK:JHG:rme

PL/1398/2

Planning Agenda Item # _____

City of Wichita
City Council Meeting
September 15, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-150, AMENDMENT #1 - THE LANDING COMMERCIAL COMMUNITY UNIT PLAN, LOCATED ON THE NORTH SIDE OF KELLOGG BETWEEN DUGAN AND JULIA.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to conditions (8-0)

Staff Recommendation: Approve subject to conditions.

CPO Recommendation: Council "5A" recommends approval (9-0).

Background: On August 20, 1987, the MAPC held a public hearing to consider an amendment to a commercial Community Unit Plan for a 19.25-acre undeveloped portion of the 32.13-acre Community Unit Plan. The amendment has been submitted in order to increase the floor area on Parcel 1 from 75,300 square feet permitted prior to January 1, 1991 to 93,000 square feet. A Traffic Impact Analysis, submitted by a consulting engineering firm prior to the submittal of the C.U.P. amendment, indicates that, with slight modification, the traffic handling capacity of the Kellogg-Dugan intersection is adequate to handle the proposed Walmart. Two people from the neighborhood to the north of the site were present to speak at the MAPC meeting. The Planning Commission unanimously recommended approval subject to conditions "a" through "g" on pages 4 and 5, minutes of August 20, 1987. Condition "e" has been met and the applicant and the City Engineer reached a decision that the medial break from westbound Kellogg to Kellogg Drive will be designed to line up with Julia and also that Parcel 1 should have access control except for two openings to Kellogg Drive. An area of complete access control west of the intersection of Kellogg Drive and Julia will be determined at the time of platting.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the C.U.P. subject to the recommended conditions; or
2. Take appropriate action stating reasons.

PL/1386/2

STAFF REPORT

CASE NUMBER: DP-150, Amendment #1

OWNER/APPLICANT/AGENT: Kandy-Man Sales, Inc. (owner)
Walmart Properties (contract purchaser)
Baughman Company, Everett Fettis and
Grant Tiedeman (agents)

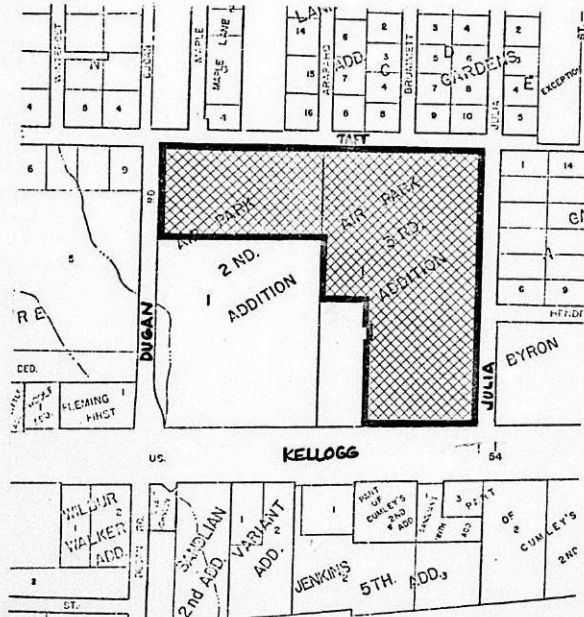
REQUEST: Approval of Amendment #1 to The Landing Commercial
Community Unit Plan

CURRENT ZONING: "C" Commercial under DP-150

SITE SIZE: 838,645 square feet or 19.25 acres

LOCATION: On the north side of Kellogg between Dugan and
Julia. (District 5)

PROPOSED USE: Commercial uses.



EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 20, 1987

LEGAL:

4. Case No. DP-150, Amendment #1 - Kandy-Man Sales, Inc. requests approval of Amendment #1 to The Landing Commercial Community Unit Plan for part of Lot 1, Air Park 2nd Addition, Wichita, Sedgwick County, Kansas, and Lot 1, Air Park 3rd Addition, Wichita, Sedgwick County, Kansas, described as beginning at the southeast corner of said Lot 1, Air Park 3rd Addition; thence S88°41'W, along the south line of said Lot 1, Air Park 3rd Addition, 426.42 feet to a point 200 feet east of the southwest corner thereof; thence N00°01'E, parallel with the west line of said Lot 1, Air Park 3rd Addition, 362 feet; thence N88°41'E, 5 feet; thence N00°01'E, 40 feet; thence S88°41'W, 5 feet; thence N00°01'E, 98 feet; thence S88°41'W, 200 feet to the line common to said Lot 1, Air Park 3rd Addition and said Lot 1, Air Park 2nd Addition; thence N00°01'E, along said common Lot 1, 235.24 feet to a point 404.08 feet south of the northeast corner of said Lot 1, Air Park 2nd Addition; thence N89°58'W, parallel with the north line of said Lot 1, Air Park 2nd Addition, 626.47 feet to the west line thereof; thence N00°E along the west line of said Lot 1, Air Park 2nd Addition, 404.08 feet to the northwest corner thereof; thence S89°58'E, along the north line of said Lot 1, Air Park 2nd Addition and Lot 1, Air Park 3rd Addition, 1253.16 feet to the northeast corner of said Lot 1, Air Park 3rd Addition; thence S00°02'W, along the east line of said Lot 1, Air Park 3rd Addition, 1124.56 feet to the place of beginning. Generally located on the north side of Kellogg between Dugan and Julia.

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

BACKGROUND: The applicant is requesting approval of the C.U.P. amendment for a 19.25-acre undeveloped portion of the 32.13-acre Community Unit Plan. The area being amended is referred to as Parcel 1 on the plan and was originally known as Parcels 2, 3 and a portion of Parcel 1. The amendment has been filed in order to increase the permitted floor area on Parcel 1 from 75,300 square feet prior to January 1, 1991 to 93,000 square feet. All other criteria included on the original C.U.P., such as building coverage, proposed uses, screening and landscaping requirements, etc., remain the same.

A Traffic Impact Analysis was submitted by a consulting engineering firm at City staff's request prior to the submittal of the C.U.P. amendment. Traffic counts were obtained for the existing businesses in the area, i.e., Builder's Square Store, Sam's Warehouse, McDonald's, and the hotel and club. The consultant concludes, that based on these traffic counts and typical trip generations from an identical size Wal-Mart store at a comparable location in Kansas, the traffic handling capacity of the Kellogg-Dugan intersection is adequate to handle the proposed Wal-Mart. The intersection does have to be modified slightly to accommodate simultaneous dual left turns in a south direction and one left turn in a north direction. These improvements are to be constructed in the spring of 1988.

The Traffic Analysis also indicated an alternate access to and from the C.U.P. site to be by way of Taft Street after it is paved this summer and fall from Dugan west to Ridge Road. Presently, there is no paved access planned to

the site from the north-east. At the time of replatting the property in Parcel 1, the applicant shall guarantee the paving of Taft to commercial-width standards and the paving of Julia adjacent to this site.

CASE HISTORY: The original C.U.P. (Air Park DP-2) and associated zone case (Z-0507) requesting "C" were approved in 1964. The Air Park C.U.P. was divided into two C.U.P.s in 1986: DP-150 - The Landing and DP-151 - Dugan Centre). Due to traffic considerations, Parcel 1, 2 and 3 of The Landing C.U.P. were restricted in development to 75,300 square feet until January 1, 1991.

ADJACENT ZONING AND LAND USE:

NORTH	AA & R-5	Single family
SOUTH	C	Service station, commercial development
EAST	AA & C	Single family, undeveloped & car sales
WEST	C	Hotel, club, Sam's Warehouse, Builder's Square

PUBLIC SERVICES: Engineering has advised that an area of Complete Access Control to Kellogg Drive from the southeast portion of Parcel 1 should be placed on the C.U.P. because of the access point from Kellogg.

The C.U.P. also makes provisions for a Site Traffic Circulation Plan to be submitted to the Director of Planning for approval prior to building permits on Parcel 1.

CONFORMANCE TO PLANS/POLICIES: The adopted comprehensive plan designates this area for commercial development.

RECOMMENDATION: Should the Planning Commission determine that this commercial development plan is appropriate, the following are recommended conditions of approval:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

- d. Parcels 1 and 4 shall be replatted within one year after approval of this C.U.P. amendment by the City Council or prior to issuance of any additional building permits on these parcels, whichever occurs first, or the provisions of this C.U.P. amendment shall become null and void.
- e. The applicant shall contact Engineering prior to City Council review regarding the exact location needed for complete access control along the south line of Parcel 1 adjacent to Kellogg Drive.

DISCUSSION:

HARRIS stated that staff recommended the approval of the amendments to the C.U.P. She said that Engineering has advised that an area of complete access control along the south line of Parcel 1 near the present access point from Kellogg to Kellogg Drive should be added. HARRIS said that an additional condition of approval should be added regarding the building setbacks where Parcel 1 is adjacent to Parcel 4. CPO Council "5A" recommended, by a vote of 9-0, that this application be approved.

EVERETT FETTIS, attorney representing the applicant, was present.

MRS. ROBERT SHOUSE, 455 Fairhaven Drive, stated that they had just been assessed for the water on Taft which was installed due to Builders Square going in. She mentioned that there are 50-foot wide hammerheads in the area; they are permanent and were paid for the area residents. She said that they were assessed for water per square foot of their property for 150 feet. Builders Square was assessed on 150 feet of their property. SHOUSE said that Builders Square was not charged at the same rate of ground as they were. SHOUSE pointed out that the area is not conducive to heavy commercial traffic and that she does not want to pay for paving.

GREGG SCHUESSLER, 5922 Taft, asked what happens by the year 1991 if the Julia and Dugan interchanges are not completed.

GALBRAITH stated that is what limits the applicants to only being able to construct 93,000 square feet up until that date. If the project is not completed at that time, then they can build to the maximum that the C.U.P. permits.

SCHUESSLER commented that even though the CPO Council voted 9-0 for it, the area residents disagreed with the C.U.P. amendment.

PARSONS said that he was still unclear about the year 1991.

KROUT advised that in order for the 93,000 square feet to be improved, Taft and Julia have to be guaranteed so that they will be constructed before or shortly after the Wal-Mart goes in, but they are restricted to building the Wal-Mart to no more than the 93,000 square feet until 1991.

PARSONS said that he was still not satisfied with the wording on the C.U.P. He felt that should the interchange be completed before 1991, the applicants should be able to go ahead with their development.

PARSONS commented that the developer should take real note of the fact that there are some items in the C.U.P. that are protective of the neighborhood to the north and to the east, and he would expect those to happen, and felt that staff should be very sensitive to that.

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

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- d. Parcels 1 and 4 shall be replatted within one year after approval of this C.U.P. amendment by the City Council or prior to issuance of any additional building permits on these parcels, whichever occurs first, or the provisions of this C.U.P. amendment shall become null and void.
- e. The applicant shall contact Engineering prior to City Council review regarding the exact location needed for complete access control along the south line of Parcel 1 adjacent to Kellogg Drive.
- f. General Provision #16 shall be changed to read as follows: Development of any portion of Parcel 1 shall not exceed a combined total of 93,000 square feet of floor area prior to January 1, 1991. However, if the freeway improvements for Kellogg are completed before January 1, 1991, then development of Parcel 1 may exceed the 93,000 square feet figure. Access to this permitted floor space shall be limited to paved streets. The remaining portions of Parcel 1 will be permitted to develop after January 1, 1991.

- g. A 30-foot building setback shall be placed on the C.U.P. where Parcel 1 abuts Parcel 4.

Wilson moved, Parsons seconded.

GOEBEL asked if the traffic study had been addressed. CONLEE said no, and asked if Traffic Engineering would speak to it.

PAUL BERTRAND, Larkin and Associates, was present representing a study that he did for the developer. He stated that the study was a modification of a previous study that was done as part of the entire Dugan and Landing CUPs in 1986. The initial study was based on national published trip generation rates, and one of the findings that came out of that study was that a total of 75,300 square feet could be constructed on the Landing C.U.P. before they would have a condition at Dugan and Kellogg that would have unacceptable congestion. As part of the new study that they did and the revised study for this project, they got into a little more detail as far as the trip generation rates and they actually did counts at the Builders Square project and took counts at the Wal-Mart store in Olathe, Kansas on K-150 for an identical size Wal-Mart facility with the same types of operations in the building. Based on those figures, they redid the trip generations in the assignments as well as based on the new counts that were taken in this area, and they found that the trip distribution was slightly different than what they had originally estimated based on their projections of the population of other land uses in the area. BERTRAND said that one of the reasons they came to the conclusion that they can increase the additional square footage of floor area from 75,000 to 93,000 square feet was based on their counts, the Builders Square store and the Olathe Wal-Mart store would essentially have about the same traffic, even with the larger Wal-Mart, as what they had projected in their previous study during the evening week day peak hour periods. He said that they would have slightly less traffic, approximately 60 to 70 vehicles an hour less traffic in and out of these two sites during the Saturday peak hour times. So with the combination of the essentially same or a lower trip generation rates than what they had originally anticipated based on national published figures and the distributions that they had observed, which basically indicated that more of the traffic was coming from the west than the north, they had come to the conclusion that it should be essentially the same impact as the 75,000 square foot building.

GOEBEL commented that the Builders Square store is a relatively new store, and he did not think that they were open at that time. He asked if that could be the reason why the traffic counts were lower than projected.

BERTRAND responded that they actually took the traffic counts around Builders Square grand opening time when they had peak crowds through there, and the crowds were higher than they had anticipated. He mentioned that during the initial study, the Builders Square developers were very upset with their trip generation numbers for their site in the first place because they kept telling them that their numbers were way too high from what Builders had seen at other stores around the country. BERTRAND said that they felt to be fair they had to use the national statistics for all of the parcels on the two CUPS, so they stuck to the numbers, and Builders Square is telling

8-20-87
Page 6

them now that this store, or least during the time they took their count, was producing more traffic than they had anticipated at their other Builders Square stores around the country.

VOTE ON THE MOTION: It carried unanimously. Banzer and Moore were absent.

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE August 20, 1987

TO Jack Galbraith, Chief Planner, Current Plans

FROM CPO Office ^{BLC}

SUBJECT DP-150: North side of Kellogg
Between Dugan and Julia

On Wednesday, August 19, CPO West Side Neighborhood Council 5A considered the above captioned case, a request for an amendment to the LANDING COMMERCIAL C.U.P. Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After extensive discussion, the Council voted 9-0 to recommend approval of the request, subject to staff's comments.

Agents, Everett Fettis and Brent Wooten, were present to describe the request and respond to questions from the Council and approximately twenty area residents. Mr. Fettis explained that the applicants wanted to increase the area of the proposed Wal Mart store from 73,000 to 93,000 square feet. Mr. Wooten displayed the amended C.U.P. for viewing and described the specifics of the proposal.

After listening to the presentation, the citizens present expressed two concerns should the proposal be accepted, they were 1) the potential for increased traffic congestion and 2) the amount of specials to be assessed to adjacent residential property owners for street paving.

Please provide the Council's recommendations to the MAPC and City Council when case DP-150 is considered.

BLC:blc

RECEIVED
AUG 20 1987
METROPOLITAN PLANNING
ROUTE _____

August 21, 1987

Everett C. Fettis
120 South Market, Suite 504
Wichita, Kansas 67202

Re: DP-150, Amendment #1 - The Landing Commercial C.U.P. On the north side of Kellogg between Dugan and Julia

Dear Mr. Fettis:

At its regular meeting on August 20, 1987, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- d. Parcels 1 and 4 shall be replatted within one year after approval of this C.U.P. amendment by the City Council or prior to issuance of any additional building permits on these parcels, whichever occurs first, or the provisions of this C.U.P. amendment shall become null and void.
- e. The applicant shall contact Engineering prior to City Council review regarding the exact location needed for complete access control along the south line of Parcel 1 adjacent to Kellogg Drive.

DP-150, Amendment #1
August 21, 1987
Page 2

- f. General Provision #16 shall be changed to read as follows:
Development of any portion of Parcel 1 shall not exceed a combined total of 93,000 square feet of floor area prior to January 1, 1991. However, if the freeway improvements for Kellogg are completed before January 1, 1991, then development of Parcel 1 may exceed the 93,000 square feet figure. Access to this permitted floor space shall be limited to paved streets. The remaining portions of Parcel 1 will be permitted to develop after January 1, 1991.
- g. A 30-foot building setback shall be placed on the C.U.P. where Parcel 1 abuts Parcel 4.

Please submit ten (10) corrected folded copies of the C.U.P. no later than September 2, 1987 in order for this matter to be forwarded to the City Council for consideration at their regular meeting on September 15, 1987. This meeting will be held in the City Council Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG/lw

cc: Kandy-Man Sales, Inc., c/o Mike Kirsch, 1445 N. Rock Rd., Wichita, 67206
Walmart Properties, Inc. c/o Bill Bothwell, 701 S. Walton Blvd.,
Bentonville, AR 72716
Brent Wooten, Baughman Company, PA, 315 Ellis, Wichita, KS 67211
Grant Tiedeman, 150 N. Market, Wichita, KS 67202
Paul Bertrand, Larkin Associates, 9233 Ward Parkway, Suite 300,
Kansas City, MO 64114
Robert Shouse, 455 Fairhaven, Wichita, KS 67209
Greg Schuessler, 5922 Taft, Wichita, KS 67209

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE August 20, 1987

TO Jack Galbraith, Chief Planner, Current Plans

FROM CPO Office ^{BLC}

SUBJECT DP-150: North side of Kellogg
Between Dugan and Julia

On Wednesday, August 19, CPO West Side Neighborhood Council 5A considered the above captioned case, a request for an amendment to the LANDING COMMERCIAL C.U.P. Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After extensive discussion, the Council voted 9-0 to recommend approval of the request, subject to staff's comments.

Agents, Everett Fettis and Brent Wooten, were present to describe the request and respond to questions from the Council and approximately twenty area residents. Mr. Fettis explained that the applicants wanted to increase the area of the proposed Wal Mart store from 73,000 to 93,000 square feet. Mr. Wooten displayed the amended C.U.P. for viewing and described the specifics of the proposal.

After listening to the presentation, the citizens present expressed two concerns should the proposal be accepted, they were 1) the potential for increased traffic congestion and 2) the amount of specials to be assessed to adjacent residential property owners for street paving.

Please provide the Council's recommendations to the MAPC and City Council when case DP-150 is considered.

BLC:blc

RECEIVED

AUG 20 1987

METROPOLITAN PLANNING

ROUTE _____

STAFF REPORT

CASE NUMBER: DP-150, Amendment #1

OWNER/APPLICANT/AGENT: Kandy-Man Sales, Inc. (owner)
Walmart Properties (contract purchaser)
Baughman Company, Everett Fettis and
Grant Tiedeman (agents)

REQUEST: Approval of Amendment #1 to The Landing Commercial
Community Unit Plan

CURRENT ZONING: "C" Commercial under DP-150

SITE SIZE: 838,645 square feet or 19.25 acres

LOCATION: On the north side of Kellogg between Dugan and
Julia. (District 5)

PROPOSED USE: Commercial uses.



BACKGROUND: The applicant is requesting approval of the C.U.P. amendment for a 19.25-acre undeveloped portion of the 32.13-acre Community Unit Plan. The area being amended is referred to as Parcel 1 on the plan and was originally known as Parcels 2, 3 and a portion of Parcel 1. The amendment has been filed in order to increase the permitted floor area on Parcel 1 from 75,300 square feet prior to January 1, 1991 to 93,000 square feet. All other criteria included on the original C.U.P., such as building coverage, proposed uses, screening and landscaping requirements, etc., remain the same.

A Traffic Impact Analysis was submitted by a consulting engineering firm at City staff's request prior to the submittal of the C.U.P. amendment. Traffic counts were obtained for the existing businesses in the area, i.e., Builder's Square Store, Sam's Warehouse, McDonald's, and the hotel and club. The consultant concludes, that based on these traffic counts and typical trip generations from an identical size Wal-Mart store at a comparable location in Kansas, the traffic handling capacity of the Kellogg-Dugan intersection is adequate to handle the proposed Wal-Mart. The intersection does have to be modified slightly to accommodate simultaneous dual left turns in a south direction and one left turn in a north direction. These improvements are to be constructed in the spring of 1988.

The Traffic Analysis also indicated an alternate access to and from the C.U.P. site to be by way of Taft Street after it is paved this summer and fall from Dugan west to Ridge Road. Presently, there is no paved access planned to the site from the north-east. At the time of replatting the property in Parcel 1, the applicant shall guarantee the paving of Taft to commercial-width standards and the paving of Julia adjacent to this site.

CASE HISTORY: The original C.U.P. (Air Park DP-2) and associated zone case (Z-0507) requesting "C" were approved in 1964. The Air Park C.U.P. was divided into two C.U.P.s in 1986: DP-150 - The Landing and DP-151 - Dugan Centre). Due to traffic considerations, Parcel 1, 2 and 3 of The Landing C.U.P. were restricted in development to 75,300 square feet until January 1, 1991.

ADJACENT ZONING AND LAND USE:

NORTH	AA & R-5	Single family
SOUTH	C	Service station, commercial development
EAST	AA & C	Single family, undeveloped & car sales
WEST	C	Hotel, club, Sam's Warehouse, Builder's Square

PUBLIC SERVICES: Engineering has advised that an area of Complete Access Control to Kellogg Drive from the southeast portion of Parcel 1 should be placed on the C.U.P. because of the access point from Kellogg.

The C.U.P. also makes provisions for a Site Traffic Circulation Plan to be submitted to the Director of Planning for approval prior to building permits on Parcel 1.

CONFORMANCE TO PLANS/POLICIES: The adopted comprehensive plan designates this area for commercial development.

RECOMMENDATION: Should the Planning Commission determine that this commercial development plan is appropriate, the following are recommended conditions of approval:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- d. Parcels 1 and 4 shall be replatted within one year after approval of this C.U.P. amendment by the City Council or prior to issuance of any additional building permits on these parcels, whichever occurs first, or the provisions of this C.U.P. amendment shall become null and void.
- e. The applicant shall contact Engineering prior to City Council review regarding the exact location needed for complete access control along the south line of Parcel 1 adjacent to Kellogg Drive.

CASE NO. DP-150

125	Notices to adjoining property owners mailed on 8-6-87 CPO meeting on 8-19-87 and for MAPC meeting on 8-20-87.
5	One each to Applicants(2) and Agents(3).
4	One each to CPO, Carl Gipson, City Manager, and City Council Member.
4	One each to Louise, Barbara, Jack and Karen.
<hr/>	
138	TOTAL

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

August 6, 1987

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, August 20, 1987, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Council Chambers, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to the THE LANDING COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-150

Amendment #1:

Part of Lot 1, Air Park 2nd Addition, Wichita, Sedgwick County, Kansas, and Lot 1, Air Park 3rd Addition, Wichita, Sedgwick County, Kansas, described as beginning at the southeast corner of said Lot 1, Air Park 3rd Addition; thence S88°41'W, along the south line of said Lot 1, Air Park 3rd Addition, 426.42 feet to a point 200 feet east of the southwest corner thereof; thence N00°01'E, parallel with the west line of said Lot 1, Air Park 3rd Addition, 362 feet; thence N88°41'E, 5 feet; thence N00°01'E, 40 feet; thence S88°41'W, 5 feet; thence N00°01'E, 98 feet; thence S88°41'W, 200 feet to the line common to said Lot 1, Air Park 3rd Addition and said Lot 1, Air Park 2nd Addition; thence N00°01'E, along said common Lot 1, 235.24 feet to a point 404.08 feet south of the northeast corner of said Lot 1, Air Park 2nd Addition; thence N89°58'W, parallel with the north line of said Lot 1, Air Park 2nd Addition, 626.47 feet to the west line thereof; thence N00°E along the west line of said Lot 1, Air Park 2nd Addition, 404.08 feet to the northwest corner thereof; thence S89°58'E, along the north line of said Lot 1, Air Park 2nd Addition and Lot 1, Air Park 3rd Addition, 1253.16 feet to the northeast corner of said Lot 1, Air Park 3rd Addition; thence S00°02'W, along the east line of said Lot 1, Air Park 3rd Addition, 1124.56 feet to the place of beginning. Generally located on the north side of Kellogg between Dugan and Julia.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The amended Development Plan now on file proposes changes on a 21.8-acre portion of the 32.24-acre Community Unit Plan. The amendment encompasses Parcel 1 only, which was originally known as Parcels 1, 2 and 3. Development of Parcel 1 shall not exceed 93,000 square feet of floor area prior to January 1, 1991, due to traffic considerations and improvements on adjacent streets shall be guaranteed at the time of replating. All landscaping and screening requirements across from residentially-zoned properties will remain the same as on the original C.U.P. Additional information regarding floor area, setbacks, screening, etc. is specified on the plan.

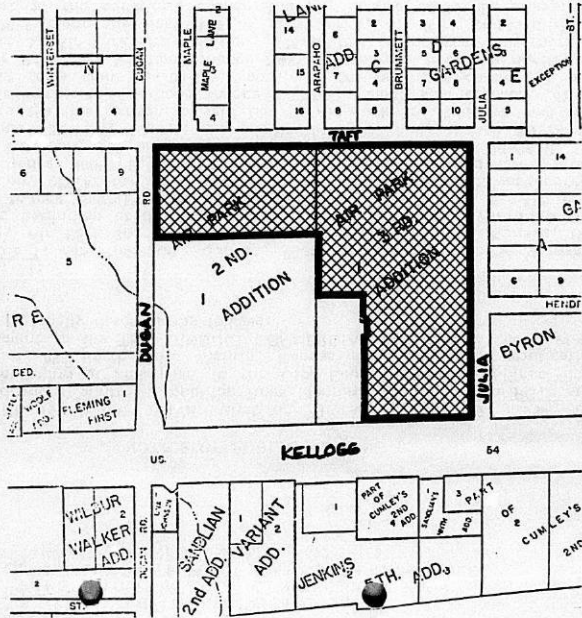
The hearing of the proposed amendment to this Development Plan is to be held and the same will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Westside Neighborhood Council "5A" will consider this case at their meeting to be held on Wednesday, August 19, 1987, at 7:00 p.m., at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

SEE REVERSE SIDE

APPLICATION AREA



LARKIN ASSOCIATES CONSULTING ENGINEERS, INC.



9233 WARD PARKWAY / SUITE 300 / KANSAS CITY / MISSOURI 64114 / TELEPHONE 816/361-0440

PRINCIPALS
KENNETH J. VAUGHN, PE
PRESIDENT
GLENN C. GRAY, PE
WALLACE W. BRASLEY, PE
DAVID V. OMSLEY, PE
M. CLARK THOMPSON, PE
TAMM E. LUBBEN, PE

ASSOCIATES
DONALD T. GARDNER, PE
PAUL M. BERTRAND, PE
FRANK HORLICK, PE
KENNETH H. LARKIN
FOUNDER 1968-1973

July 20, 1987

Mr. W. G. Bothwell
Real Estate Manager
Wal-Mart Stores, Inc.
701 South Walton Blvd.
Bentonville, AR 72716

Re: Traffic Impact Analysis
Proposed Wal-Mart Store
Kellogg & Julia
LA #87071

Dear Mr. Bothwell:

As you requested, we have studied the proposed Wal-Mart store development to be located in the northwest corner of the intersection of Kellogg Drive and Julia Street in Wichita, Kansas. This study utilized a previous detailed traffic engineering analysis completed in February, 1986, for the joint Dugan and Landing C.U.P.'s, which included the proposed Wal-Mart development site. At the request of the Wichita City staff, additional traffic counts were recorded to determine the impact of the Builders Square project which is in operation on the Dugan C.U.P. tract and to determine more specifically what the expected trip generation of the proposed Wal-Mart store will be. Traffic counts of the vehicles entering and leaving the Builders Square site were recorded by direction of approach during the evening weekday peak hour (i.e. 4:45-5:45 p.m.) on June 5, 1987. Similar counts were also recorded during the Saturday peak hour (i.e. 1:15-2:15 p.m.) on June 6, 1987.

Traffic counts were recorded at an identical size Wal-Mart store at a comparable location on Kansas Route 150 in Olathe, Kansas. The store included about 91,400 square feet of gross leasible floor area including the vestibule, auto center, and office mezzanine. The Olathe Wal-Mart store also included a fenced area for storage of garden plants and supplies. The traffic counts were recorded during the evening commuter peak hour and the Saturday shopping peak hour.

Based on the counts at the Builders Square store and Olathe Wal-Mart store, the following summaries have been prepared to indicate the typical trip generations from the approved Phase One development sites in the Dugan and Landing C.U.P.'s. These summaries indicate the P.M. weekday and Saturday peak hour trip generations that were used in the previous February, 1986, study, as well as the peak hour trip generations which were measured at the Wichita Buiders Square store and the comparable Olathe Wal-Mart store.

EQUAL OPPORTUNITY
EMPLOYER

Mr. W. G. Bothwell
July 20, 1987
Page -2-

Weekday Peak Hour Trip Generation

<u>Site</u>	<u>Previously Assumed</u>		<u>Based on Measurements</u>	
	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
Builders Square	192	200	162	191
Wal-Mart	<u>218</u>	<u>233</u>	<u>247</u>	<u>292</u>
Total	410	433	409	483

Saturday Peak Hour Trip Generation

<u>Site</u>	<u>Previously Assumed</u>		<u>Based on Measurements</u>	
	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
Builders Square	440	456	307	316
Wal-Mart	<u>346</u>	<u>324</u>	<u>380</u>	<u>403</u>
Total	786	780	687	719

As can be seen, the measured trip generations by the Builders Square store are close to the assumed values during the weekday evening peak hour, but are significantly lower than the assumed rates during the Saturday peak hour. The Wal-Mart store is, however, expected to generate slightly more trips than previously assumed during both the weekday and Saturday peak hours.

It should be noted that these trip generations are recorded at the site driveways and do not reflect multiple stop trips to and from the area. Such trips might include stops, for example, at Builders Square, Sam's, Wal-Mart, and McDonalds. Therefore, the number of trips through major intersections such as Kellogg and Dugan or Mid-Continent and Taft are conservatively over-estimated in this analysis.

The following "TRIP DISTRIBUTION PERCENTAGES" table summarizes three sets of values of the peak hour directional trip distributions. The values listed as "Old" are the assumed percentages used in the February, 1986, study. These values were based on estimated distributions of the potential user market around the Dugan and Landing C.U.P.'s using the City's land use maps. The values listed as "Measured" reflect the directional distributions of the recorded trips traveling to and from the Builders Square store. The values listed as "New" are the revised trip

Mr. W. G. Bothwell
 July 20, 1987
 Page -3-

distributions which were used in this analysis. These "New" values reflect a desire for more vehicles to use Taft Street for access to and from the C.U.P.'s after it is paved with a hard surface, as planned.

TRIP DISTRIBUTION PERCENTAGES

	Weekday Peak Hour Trip Generation					
	In			Out		
	Old	Measured	New	Old	Measured	New
East via Kellogg Ave.	56	49	49	36	36	36
West via Kellogg Ave.	27	40	34	38	44	38
North via Mid-Continent	17	11	17	26	20	26

	Saturday Peak Hour Trip Generation					
	In			Out		
	Old	Measured	New	Old	Measured	New
East via Kellogg Ave.	46	42	42	51	50	40
West via Kellogg Ave.	35	45	35	31	27	27
North via Mid-Continent	19	13	23	18	23	33

As can be seen in the "TRIP DISTRIBUTION PERCENTAGES" table, most values are generally consistent. However, significantly more trips were recorded to enter the study site from the west along Kellogg than was assumed previously. As discussed earlier, it is expected that some of these trips would shift to use Taft Street for access when it is improved.

This analysis included the assignment of the revised expected trip generations (i.e. based on measurements) to the available street system using the new trip distribution percentages and considerations of vehicle delay and congestion. The expected peak hour trips in the study area are shown on Exhibits 1 and 2. The assigned peak hour traffic volumes and the respective computed hourly capacities for all movements through the intersections of Kellogg Avenue with Dugan Street and Mid-Continent Drive with Taft Street are listed in Table 1. As can be seen, all movements through these two main access intersections are expected to operate at a Level of Service D or better, except the westbound through movement on Kellogg

Mr. W. G. Bothwell
July 20, 1987
Page 4-

at Dugan. This movement was computed to operate at a level of service E even before the Builders Square store was in operation.

The capacities listed in Table I reflect the Phase One, short-term, additional traffic lanes, signal revisions, and other improvements in the study area which have been recently completed and those which are either under construction or awaiting funding. Some modifications of the short-term improvement plans for the intersection of Kellogg and Dugan should be incorporated prior to construction. The median islands on Kellogg should be moved away from the center of the intersection about 12 to 15 feet to the east and to the west. This is necessary to allow north-south left turn traffic to travel together on the same signal phase rather than on separate phases as the improvement plans indicate.

The operating conditions at other minor intersections in the study area, such as Dugan and Taft or Julia and Kellogg Drive, are expected to be adequate and will not require special lane arrangements or traffic controls.

It should be noted that an improved access point is planned between Kellogg Drive and the westbound lanes of Kellogg Avenue. This point is about 150 feet west of the Julia Street intersection on Kellogg Drive. The two proposed driveways between the Wal-Mart site and Kellogg Drive should be located so that the east drive is east of the improved Kellogg Avenue access point and the west drive is at least 150 feet west of the improved access point.

We hope that this revised traffic impact analysis of the proposed Wal-Mart store at Kellogg and Julia, based on the previous study of Dugan/Landing C.U.P.'s, will provide you with enough information to proceed with the planning of your Wal-Mart store project.

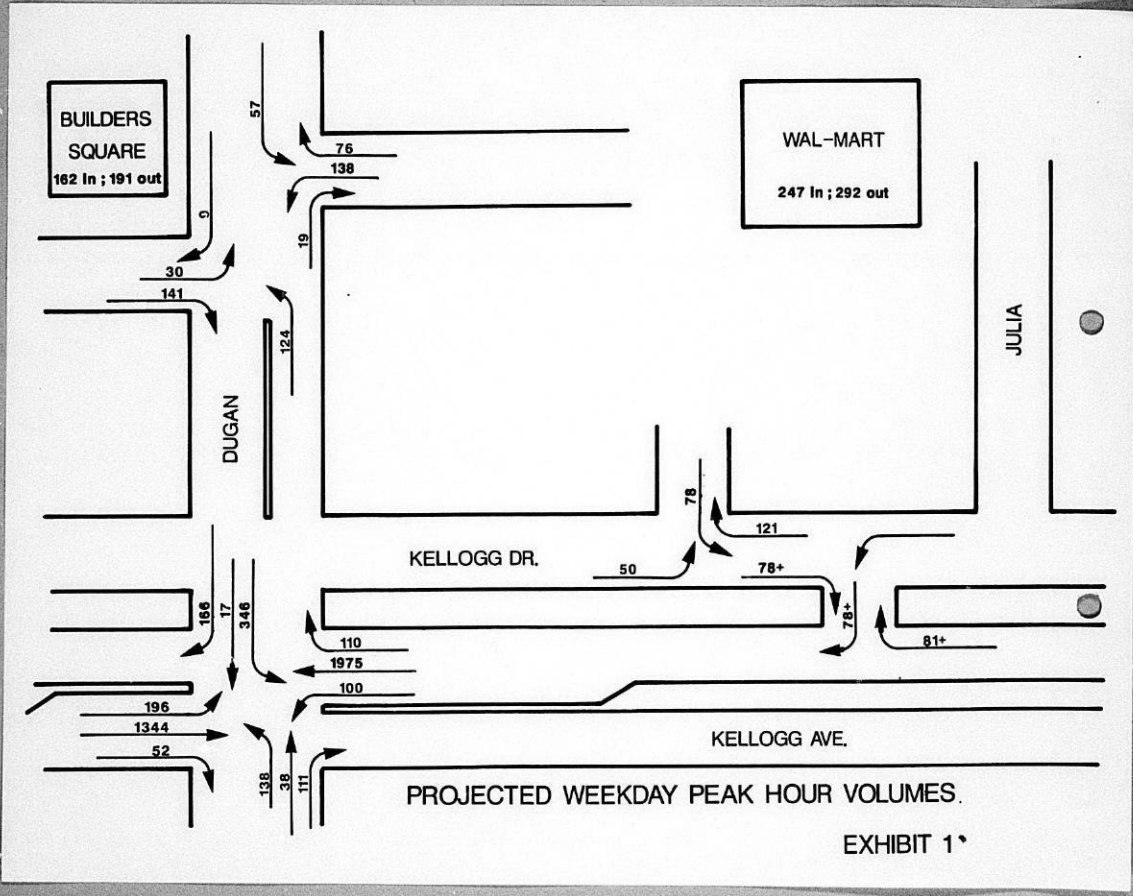
Sincerely,



Paul M. Bertrand, P.E.

PMB/sv

Encl.



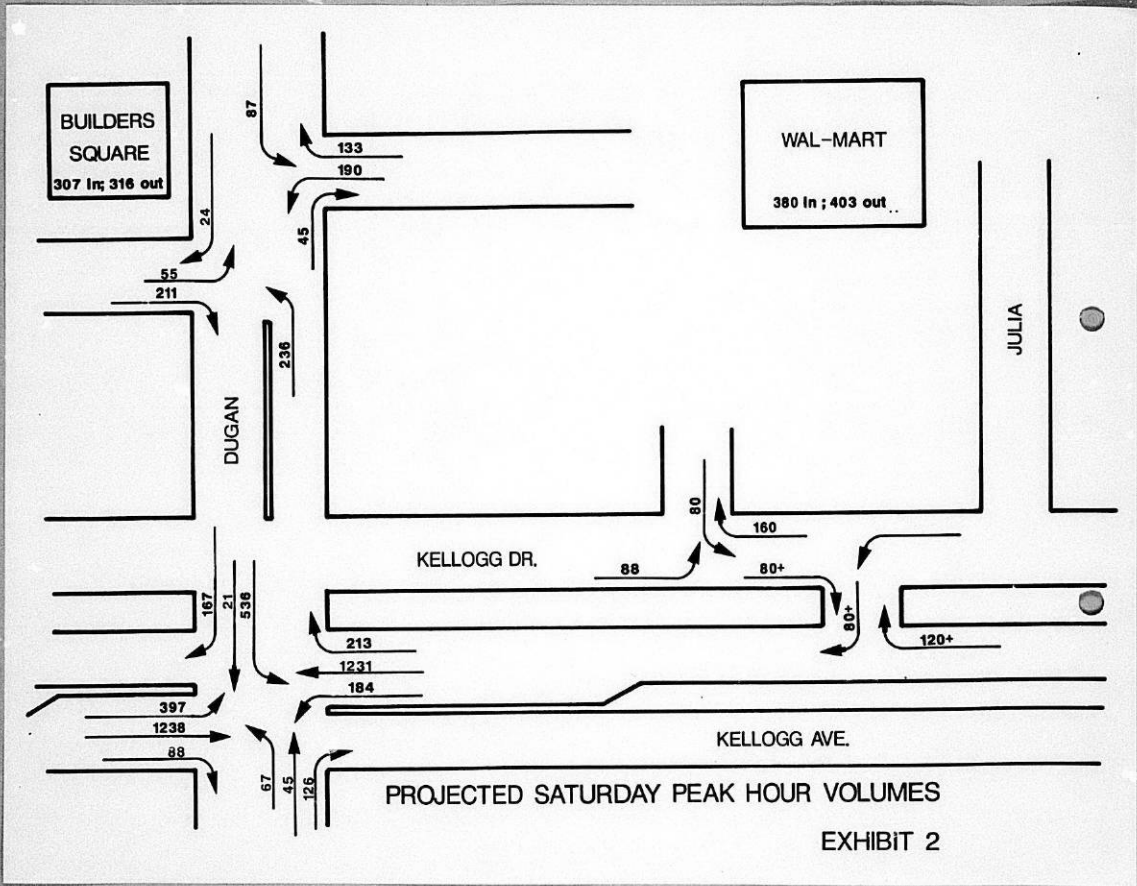


TABLE 1
VOLUME/CAPACITY SUMMARY

PROJECTED CONDITIONS - PHASE ONE WITH WAL-MART

Traffic Movement	KELLOGG AVENUE & DUGAN STREET P.M. PEAK HOUR			SATURDAY PEAK HOUR		
	Volume	Capacity	V/C	Volume	Capacity	V/C
Northbound						
Left Turn	138	120	1.15	67	70	0.96
Thru	38	90	0.42	45	50	0.90
Right Turn	111	150	0.74	126	180	0.70
Southbound						
Left Turn	346	340	1.02	536	510	1.05
Thru & Right	183	160	1.14	188	300	0.63
Eastbound						
Left Turn	196	170	1.15	397	360	1.10
Thru	1344	1650	0.81	1238	1300	0.95
Right Turn	52	790	0.07	88	600	0.15
Westbound						
Left Turn	100	110	0.91	184	170	1.08
Thru	1975	1650	1.20	1231	1160	1.06
Right Turn	110	820	0.13	213	780	0.27

Traffic Movement	MID-CONTINENT DRIVE & TAFT STREET P.M. PEAK HOUR			SATURDAY PEAK HOUR		
	Volume	Capacity	V/C	Volume	Capacity	V/C
Northbound						
Thru	1131	(1)		588	(1)	
Southbound						
Left Turn	126	270	0.47	227	560	0.41
Thru	626	(1)		588	(1)	
Westbound						
Left Turn	17	50	0.34	18	140	0.13
Right Turn	200	270	0.74	274	560	0.49

(1) This movement is not capacity constrained.

LEVELS OF TRAFFIC SERVICE:

Volume / Capacity Ratio	Level of Service
< 0.85	A
0.86 - 0.95	B
0.96 - 1.05	C (Desirable Design Level)
1.06 - 1.15	D
1.16 - 1.30	E (Possible Capacity)
> 1.30	F

***** CAPACITY ANALYSIS WORKSHEET *****

PROJECT: Wal-Mart Impact Study
 LOCATION: Kellogg & Dugan
 CONDITION: P.M. Peak Hour

NP FACTOR = 1.15
 AREA = 080
 CYCLE LENGTH = 150 sec.
 SUN Y+R = 12 sec.

SIGNAL PHASING

G/C	G/C	G/C	G/C	G/C	G/C	G/C
.11	.08	.05	.10	0	0.58	

NORTHBOUND						
		% TRUCKS = 2	% RIGHTS = 0		% LEFTS = 0	
MOVEMENT	LANE WIDTH	CHART	G/C	CAPACITY(vph)	VOLUME(vph)	V/C
Left Turn	12'	18	.11	120	138	1.15
Thru	12'	4	.05	90	38	0.42
Right Turn	11'	18	.15	150	111	0.74
SOUTHBOUND						
		% TRUCKS = 2	% RIGHTS = 30+		% LEFTS = 0	
MOVEMENT	LANE WIDTH	CHART	G/C	CAPACITY(vph)	VOLUME(vph)	V/C
Left Turn	22'	22	.19	340	346	1.02
Thru	12'	4	.13	160	183	1.14
Right Turn						
EASTBOUND						
		% TRUCKS = 2	% RIGHTS = 0		% LEFTS = 0	
MOVEMENT	LANE WIDTH	CHART	G/C	CAPACITY(vph)	VOLUME(vph)	V/C
Left Turn	22'	22	.10	170	196	1.15
Thru	24'	4	.58	1650	1344	0.81
Right Turn	11'	18	.69	790	52	0.07
WESTBOUND						
		% TRUCKS = 2	% RIGHTS = 0		% LEFTS = 0	
MOVEMENT	LANE WIDTH	CHART	G/C	CAPACITY(vph)	VOLUME(vph)	V/C
Left Turn	11'	18	.10	110	100	0.91
Thru	24'	4	.58	1650	1975	1.20
Right Turn	11'	18	.72	820	110	0.13

***** CAPACITY ANALYSIS WORKSHEET *****

PROJECT: Wal-Mart Impact Study
 LOCATION: Kellogg & Dugan
 CONDITION: Saturday Peak Hour

MP FACTOR = 1.15
 AREA = OBD
 CYCLE LENGTH = 150 sec.
 S/A Y+R = 12 sec.

SIGNAL PHASING

G/C	G/C	G/C	G/C	G/C	G/C	G/C
0.07	0.21	0.03	0.15	0.06	0.40	

NORTHBOUND						
*****	% TRUCKS =	2	% RIGHTS =	0	% LEFTS =	0
MOVEMENT	LANE WIDTH	CHART	G/C	CAPACITY(vph)	VOLUME(vph)	V/C
Left Turn	12'	18	.07	70	67	0.96
Thru	12'	4	.03	50	45	0.90
Right Turn	11'	18	.18	180	126	0.70
SOUTHBOUND						
*****	% TRUCKS =	2	% RIGHTS =	30+	% LEFTS =	0
MOVEMENT	LANE WIDTH	CHART	G/C	CAPACITY(vph)	VOLUME(vph)	V/C
Left Turn	22'	22	.28	510	536	1.05
Thru	12'	4	.24	300	188	0.63
Right Turn						
EASTBOUND						
*****	% TRUCKS =	2	% RIGHTS =	0	% LEFTS =	0
MOVEMENT	LANE WIDTH	CHART	G/C	CAPACITY(vph)	VOLUME(vph)	V/C
Left Turn	22'	22	.21	360	397	1.10
Thru	24'	4	.46	1300	1238	0.95
Right Turn	11'	18	.53	600	88	0.15
WESTBOUND						
*****	% TRUCKS =	2	% RIGHTS =	0	% LEFTS =	0
MOVEMENT	LANE WIDTH	CHART	G/C	CAPACITY(vph)	VOLUME(vph)	V/C
Left Turn	11'	18	.15	170	184	1.08
Thru	24'	4	.40	1160	1231	1.06
Right Turn	11'	18	.68	780	213	0.27

CEI Engineering Associates

A Partnership of Holmes, Inc. and Shupe Enterprises, Inc.

CEI Engineering Associates

Engineers • Surveyors • Planners

110 West Central • Suite 300
Bentonville, Arkansas 72712
(501) 273-9472

John Nourzad, P.E.
Senior Engineer

July 28, 1987

Mr. Mike Lindeback, P.E.
City Engineer
City Hall - Seventh Floor
455 No. Main St.
Wichita, KS 67202

Re: Site Development Plans
Proposed Wal-Mart Store
Wichita, Kansas

Dear Mr. Lindeback:

Please find enclosed four (4) sets of civil drawings for the Wichita Wal-Mart Store. These plans have been conceptually approved by the Wal-Mart Engineering Department and are being submitted to your department for review and comments. We understand that the project's C.U.P. is scheduled to be heard at the August 20th meeting. Mr. Brent Wooten from Baughman Company, P.A. is assisting us with the C.U.P. and the platting process.

We are at this time requesting that your staff review our plans for code compliance and recommend any revisions required by red-lining one (1) set and returning it to us. Please note that we are proposing to detain the increase in the 100-year flood frequency due to this development in the proposed detention pond at the rear of the building, and release it by means of a lift station at the pre-developed rate.

Please review the attached plans and call us if we can provide more information.

Respectfully submitted,

John Nourzad
John Nourzad, P.E.

Attachment-as stated

c: Mr. Bill Bothwell
Mr. Mike Dilley, City w/2 sets
Mr. Dick Jonker, Sign Ordinance w/1 set
Mr. William McKinley, Traffic Engineer w/1 set
Mr. Jack Galbraith, Chief of Planning w/2 sets
Ms. Barbara Harris, Planner w/1 set
Mr. Brent Wooten, P.E. w/2 sets
Mr. Mike Shupe
FILE
Mr. Marvin Krout-Planning w/one set

RECEIVED

JUL 30 1987

METROPOLITAN PLANNING

ROUTE _____

CIVIL ENVIRONMENTAL INDUSTRIAL ENGINEERING ASSOCIATES

*Barber
File Jan 1987*

WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
N. BRENT WOOTE, P.E.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

June 26, 1987

Mike Lindebak, P.E.
City Engineer
Department of Engineering
455 N. Main
Wichita, KS 67202

Re: The Landing Traffic Report

Attn: Bill McKinley

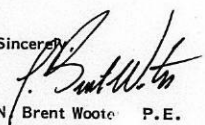
Mike,

Enclosed is the Traffic Report for the proposed C.U.P. amendment to "The Landing" C.U.P. Please review the report and advise when you would like to meet to discuss the report or we can provide you with additional information.

Wal-Mart would like to schedule the C.U.P. as soon as possible for a hearing date for M.A.P.C.

Thank you.

Sincerely,


N. Brent Woote P.E.

NBW/kb

File

cc. Bill Bothwell, Wal-Mart
Evert Fettis
Grant Tiedeman
Jack Galbraith, M.A.P.C.

RECEIVED

JUN 30 1987

METROPOLITAN PLANNING
ROUTE _____

 **BAUGHMAN COMPANY, P.A.**
SURVEYING & ENGINEERING
315 ELLIS • WICHITA, KANSAS 67211

Jack Galbraith
M. A. P. C.
City Hall - 10th Floor
455 North Main
Wichita, KS 67202



LARKIN ASSOCIATES CONSULTING ENGINEERS, INC.



9233 WARD PARKWAY / SUITE 300 / KANSAS CITY / MISSOURI 64114 / TELEPHONE 816/361-0440

PRINCIPALS

KENNETH J. VAUGHN, PE
PRESIDENT
GLENN C. GRAY, PE
WALLACE W. BEASLEY, PE
DAVID V. CARLEY, PE
M. CLARK THOMPSON, PE
NAN E. LIBBEN, PE

ASSOCIATES

DONALD T. GARDNER, PE
PAUL M. BERRYMAN, PE
FRANK HOBELCK, PE
KENNETH H. LARKIN
FOUNDER, 1968-1973

June 25, 1987

Mr. W. G. Bothwell
Real Estate Manager
Wal-Mart Stores, Inc.
701 South Walton Blvd.
Bentonville, AR 72716

Re: Traffic Impact Analysis
Proposed Wal-Mart Store
Kellogg & Julia
LA #87071

Dear Mr. Bothwell:

As you requested, we have studied the proposed Wal-Mart store development to be located in the northwest corner of the intersection of Kellogg Drive and Julia Street in Wichita, Kansas. This study utilized a previous detailed traffic engineering analysis completed in February, 1986, for the joint Dugan and Landing C.U.P.'s, which included the proposed Wal-Mart development site. At the request of the Wichita City staff, additional traffic counts were recorded to determine the impact of the Builders Square project which is in operation on the Dugan C.U.P. tract and to determine more specifically what the expected trip generation of the proposed Wal-Mart store will be. Traffic counts of the vehicles entering and leaving the Builders Square site were recorded by direction of approach during the evening weekday peak hour (i.e. 4:45-5:45 p.m.) on June 4, 1987. Similar counts were also recorded during the Saturday peak hour (i.e. 1:15-2:15 p.m.) on June 5, 1987.

Traffic counts were recorded at an identical size Wal-Mart store at a comparable location on Kansas Route 150 in Olathe, Kansas. The store included about 90,000 square feet of gross leasable floor area including the vestibule and office mezzanine. The Olathe Wal-Mart store also included a fenced area for storage of garden plants and supplies. The traffic counts were recorded during the evening commuter peak hour and the Saturday shopping peak hour.

Based on the counts at the Builders Square store and Olathe Wal-Mart store, the following summaries have been prepared to indicate the typical trip generations from the approved Phase One development sites in the Dugan and Landing C.U.P.'s. These summaries indicate the P.M. weekday and Saturday peak hour trip generations that were used in the previous February, 1986, study, as well as the peak hour trip generations which were measured at the Wichita Builder's Square store and the comparable Olathe Wal-Mart store.

AN EQUAL OPPORTUNITY
EMPLOYER

Mr. W. G. Bothwell
June 25, 1987
Page -2-

Weekday Peak Hour Trip Generation

<u>Site</u>	<u>Previously Assumed</u>		<u>Based on Measurements</u>	
	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
Builders Square	192	200	162	191
Wal-Mart	<u>218</u>	<u>233</u>	<u>247</u>	<u>292</u>
Total	410	433	409	483

Saturday Peak Hour Trip Generation

<u>Site</u>	<u>Previously Assumed</u>		<u>Based on Measurements</u>	
	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
Builders Square	440	456	307	316
Wal-Mart	<u>346</u>	<u>324</u>	<u>380</u>	<u>403</u>
Total	786	780	687	719

As can be seen, the measured trip generations by the Builders Square store are close to the assumed values during the weekday evening peak hour, but are significantly lower than the assumed rates during the Saturday peak hour. The Wal-Mart store is, however, expected to generate slightly more trips than previously assumed during both the weekday and Saturday peak hours.

It should be noted that these trip generations are recorded at the site driveways and do not reflect multiple stop trips to and from the area. Such trips might include stops, for example, at Builders Square, Sam's, Wal-Mart, and McDonalds. Therefore, the number of trips through major intersections such as Kellogg and Dugan or Mid-Continent and Taft are conservatively over-estimated in this analysis.

The following "TRIP DISTRIBUTION PERCENTAGES" table summarizes three sets of values of the peak hour directional trip distributions. The values listed as "Old" are the assumed percentages used in the February, 1986, study. These values were based on estimated distributions of the potential user market around the Dugan and Landing C.U.P.'s using the City's land use maps. The values listed as "Measured" reflect the directional distributions of the recorded trips traveling to and from the Builders Square store. The values listed as "New" reflect the revised trip

Mr. W. G. Bothwell
June 25, 1987
Page -3-

distributions which were used in this analysis. These "New" values reflect a desire for more vehicles to use Taft Street for access to and from the C.U.P.'s after it is paved with a hard surface, as planned.

TRIP DISTRIBUTION PERCENTAGES

	Weekday Peak Hour Trip Generation					
	In			Out		
	Old	Measured	New	Old	Measured	New
East via Kellogg Ave.	56	49	49	36	36	36
West via Kellogg Ave.	27	40	34	38	44	38
North via Mid-Continent	17	11	17	26	20	26

	Saturday Peak Hour Trip Generation					
	In			Out		
	Old	Measured	New	Old	Measured	New
East via Kellogg Ave.	46	30	30	51	50	50
West via Kellogg Ave.	35	57	51	31	27	27
North via Mid-Continent	19	13	19	18	23	23

As can be seen in the "TRIP DISTRIBUTION PERCENTAGES" table, most values are generally consistent. However, significantly more trips were recorded to enter the study site from the west along Kellogg than was assumed previously. As discussed earlier, it is expected that some of these trips would shift to use Taft Street for access when it is improved.

This analysis included the assignment of the revised expected trip generations (i.e. based on measurements) to the available street system using the new trip distribution percentages and considerations of vehicle delay and congestion. The expected peak hour trips in the study area are shown on Exhibits 1 and 2. The assigned peak hour traffic volumes and the respective computed hourly capacities for all movements through the intersections of Kellogg Avenue with Dugan Street and Mid-Continent Drive with Taft Street are listed in Table 1. As can be seen, all movements through these two main access intersections are expected to operate at a Level of Service D or better, except the westbound through movement on Kellogg

Mr. W. G. Bothwell
June 25, 1987
Page -4-

at Dugan. This movement was computed to operate at a level of service E even before the Builders Square store was in operation.

The capacities listed in Table I reflect the Phase One, short-term, additional traffic lanes, signal revisions, and other improvements in the study area which have been recently completed and those which are either under construction or awaiting funding. The operating conditions at other minor intersections in the study area, such as Dugan and Taft or Julia and Kellogg Drive, are expected to be adequate and will not require special lane arrangements or traffic controls.

It should be noted that an improved access point is planned between Kellogg Drive and the westbound lanes of Kellogg Avenue. This point is about 150 feet west of the Julia Street intersection on Kellogg Drive. The two proposed driveways between the Wal-Mart site and Kellogg Drive should be located so that the east drive is east of the improved Kellogg Avenue access point and the west drive is at least 150 feet west of the improved access point.

We hope that this revised traffic impact analysis of the proposed Wal-Mart store at Kellogg and Julia, based on the previous study of Dugan/Landing C.U.P.'s, will provide you with enough information to proceed with the planning of your Wal-Mart store project.

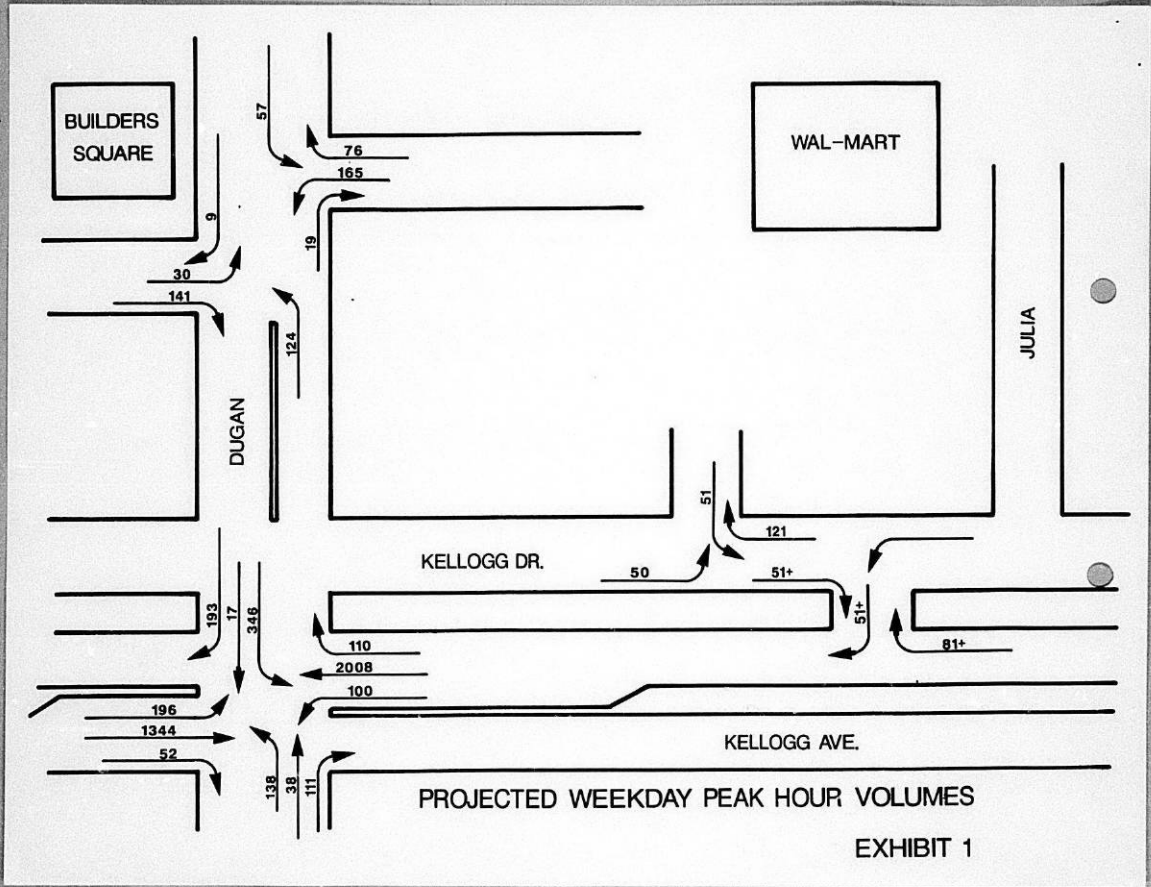
Sincerely,



Paul M. Bertrand, P.E.

PMB/sv

Encl.



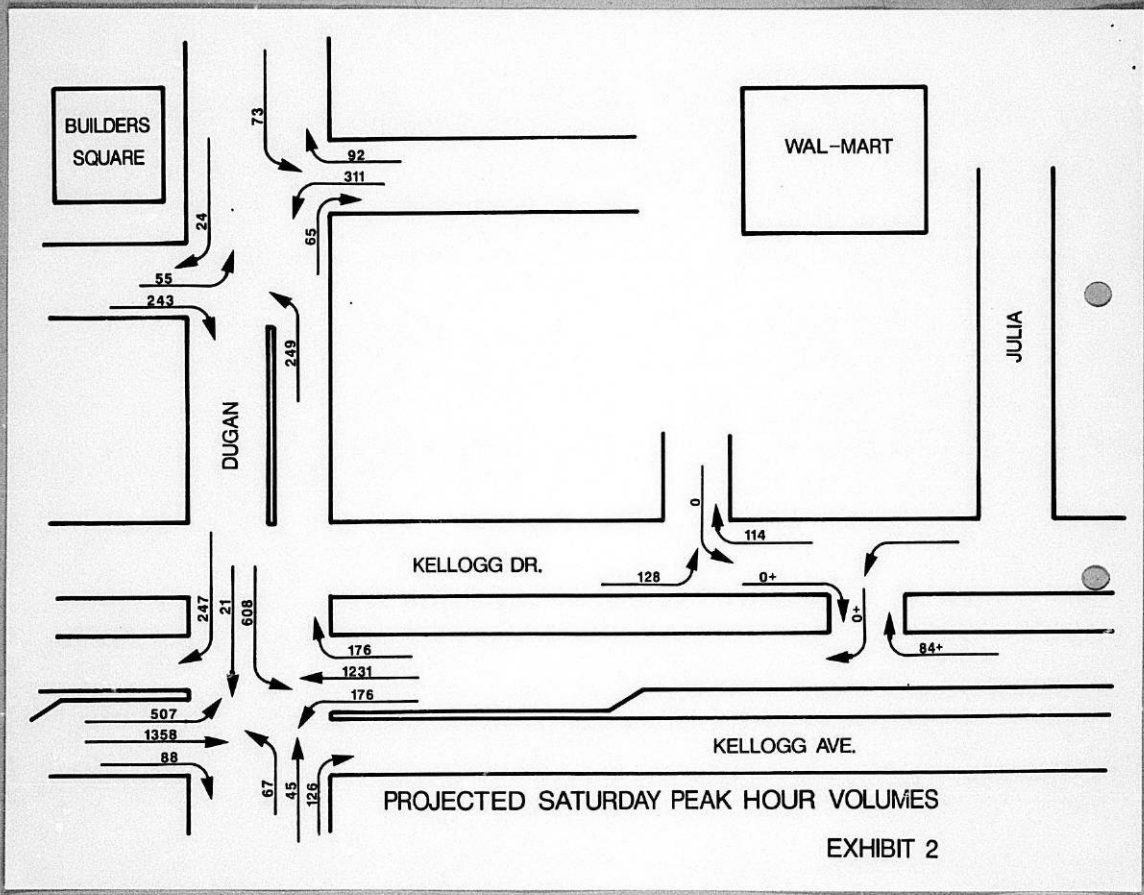


TABLE 1
VOLUME/CAPACITY SUMMARY

PROJECTED CONDITIONS - PHASE ONE WITH WAL-MART

Traffic Movement	KELLOGG AVENUE & DUGAN STREET P.M. PEAK HOUR			DUGAN STREET SATURDAY PEAK HOUR		
	Volume	Capacity	V/C	Volume	Capacity	V/C
Northbound						
Left Turn	138	120	1.15	67	100	0.67
Thru & Right	149	130	1.15	171	150	1.14
Southbound						
Left Turn	346	300	1.15	608	530	1.15
Thru & Right	210	190	1.11	268	405	0.66
Eastbound						
Left Turn	196	170	1.15	507	440	1.15
Thru	1344	1650	0.81	1358	1300	1.04
Right Turn	52	850	0.06	88	800	0.11
Westbound						
Left Turn	100	110	0.91	201	180	1.12
Thru	2008	1690	1.19	1231	1070	1.15
Right Turn	110	650	0.17	176	650	0.27

Traffic Movement	MID-CONTINENT DRIVE & TAFT STREET P.M. PEAK HOUR			SATURDAY PEAK HOUR		
	Volume	Capacity	V/C	Volume	Capacity	V/C
Northbound						
Thru	1131	(1)		588	(1)	
Southbound						
Left Turn	114	270	0.42	148	560	0.26
Thru	626	(1)		588	(1)	
Westbound						
Left Turn	17	50	0.34	18	140	0.13
Right Turn	200	270	0.74	224	560	0.40

(1) This movement is not capacity constrained.

LEVELS OF TRAFFIC SERVICE:

Volume / Capacity Ratio	Level of Service
< 0.85	A
0.86 - 0.95	B
0.96 - 1.05	C (Desirable Design Level)
1.06 - 1.15	D
1.16 - 1.30	E (Possible Capacity)
> 1.30	F

10⁰⁰ mtg. DP-150 The Landing CUP.

5-14-87

Jack

Barb

Bill McKinley

Paul Bertrand

Bob Hilkey

Mike Shoe

Marvin

Mike L.

Traffic considerations:

Walmart will overestimate; figures now show 40-70% of traffic to S.C. is on road already.

Mike Taft built 1st; Dugan left turn lanes from Kellogg; access to Kellogg Dr. from Kellogg; Julia this fall Julia will be built before Walmart opening.

~~Walmart~~

Proposed Walmart Sq. Footage:

not vestibule 10x60

not fenced in garden / not roofed

not mezzanine

116
117
223,000^{sq} parcels 1+2 after 1991

Clarify garden area now on proposed CUP 90,000^{sq} would not allow for hotel expansion or other bldgs.

2 access points (min) on Kellogg Dr.

2nd onto Julia

no access to Taft

Private accessway to Dugan

Towel
Access
ordinance
in
Packet
→ RT hand Straver

At platting, pave Julia + Taft.

Kellogg access - should be shown

Paul Bertrand Decel lane, accel lane at that location

~~20~~ 26 vehicles per hr additional

level service "D"

Not really noticeable in total outlook

Mike Tapt will be used for people coming in + out
especially to west

vacate part of streets to north; Tapt would still
have to be paved

Benefit district - Walmart + residences to N
3 lane rd for Tapt (40' commercial width standard)

Capacity is not there for all traffic to come
from Kellogg (1995^{at earliest} project completion)

Improvements on frontage rd. - 29' B. of cut
built at time of building interchange.

at time of platting
petition, to be held, for paving of Kellogg Dr.

→ Traffic Studies
Concern w/ Eng.

Need counts for Builders Square first.

June 11
14
June 25

overlap of MAPC + platting
we just need to see Traffic Study

DP-150 The Landing CUP

10th Mtg. 5-14-88

Amendment
Proposes:

M&PD
Eng
Developers
Baughman

A change from 75,300[#] of floor area limit
prior to Jan. 1, 1991; Access shall be paved streets



to 90,000[#] of floor area limit prior to Jan. 1, 1991
Access shall be paved streets

Difference: +15,700[#]

walmart Sq. footage: 83,000[#]

Do we want to propose - "No bldg. permits
on Parcel 2 prior to Jan. 1, 1991" ?

	acres	original CUP	TOTAL FLOOR AREA	Proposed	
Sam's + McDonald's	21.64	504,000 [#] (111.3%)	504,000 [#]	504,000 [#]	(111.3%)
Walmart + other	10.4	260,464 [#] (27.56%)	260,464 [#]	242,702 [#]	(25.51%)

Plans we have in file:

Proposed interim rd. improvement

Kellogg/Duyn interim "

Proposed long range rd. "

(_____) Published in the Daily Record on July 29, 1987 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, August 20, 1987, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Council Chambers, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to the THE LANDING COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-150
Amendment #1:

Part of Lot 1, Air Park 2nd Addition, Wichita, Sedgwick County, Kansas, and Lot 1, Air Park 3rd Addition, Wichita, Sedgwick County, Kansas, described as beginning at the southeast corner of said Lot 1, Air Park 3rd Addition; thence S88°41'W, along the south line of said Lot 1, Air Park 3rd Addition, 426.42 feet to a point 200 feet east of the southwest corner thereof; thence N00°01'E, parallel with the west line of said Lot 1, Air Park 3rd Addition, 362 feet; thence N88°41'E, 5 feet; thence N00°01'E, 40 feet; thence S88°41'W, 5 feet; thence N00°01'E, 98 feet; thence S88°41'W, 200 feet to the line common to said Lot 1, Air Park 3rd Addition and said Lot 1, Air Park 2nd Addition; thence N00°01'E, along said common Lot 1, 235.24 feet to a point 404.08 feet south of the northeast corner of said Lot 1, Air Park 2nd Addition; thence N89°58'W, parallel with the north line of said Lot 1, Air Park 2nd Addition, 626.47 feet to the west line thereof; thence N00°E along the west line of said Lot 1, Air Park 2nd Addition, 404.08 feet to the northwest corner thereof; thence S89°58'E, along the north line of said Lot 1, Air Park 2nd Addition and Lot 1, Air Park 3rd Addition, 1253.16 feet to the northeast corner of said Lot 1, Air Park 3rd Addition; thence S00°02'W, along the east line of said Lot 1, Air Park 3rd Addition, 1124.56 feet to the place of beginning. Generally located on the north side of Kellogg between Dugan and Julia.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The amended Development Plan now on file proposes changes on a 21.8-acre portion of the 32.24-acre Community Unit Plan. The amendment encompasses Parcel 1 only, which was originally known as Parcels 1, 2 and 3. Development of Parcel 1 shall not exceed 93,000 square feet of floor area prior to January 1, 1991, due to traffic considerations and improvements on adjacent streets shall be guaranteed at the time of replatting. All landscaping and screening requirements across from residentially-zoned properties will remain the same as on the original C.U.P. Additional information regarding floor area, setbacks, screening, etc. is specified on the plan.

The hearing of the proposed amendment to this Development Plan is to be held and the same will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND this 28th day of July, 1987.

Marvin S. Krout, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

CASE NO. DP-150, Amendment #1

THE LANDING COMMERCIAL
COMMUNITY UNIT PLAN

Part of Lot 1, Air Park 2nd Addition, Wichita, Sedgwick County, Kansas, and Lot 1, Air Park 3rd Addition, Wichita, Sedgwick County, Kansas, described as beginning at the southeast corner of said Lot 1, Air Park 3rd Addition; thence S88°41'W, along the south line of said Lot 1, Air Park 3rd Addition, 426.42 feet to a point 200 feet east of the southwest corner thereof; thence N00°01'E, parallel with the west line of said Lot 1, Air Park 3rd Addition, 362 feet; thence N88°41'E, 5 feet; thence N00°01'E, 40 feet; thence S88°41'W, 5 feet; thence N00°01'E, 90 feet; thence S88°41'W, 200 feet to the line common to said Lot 1, Air Park 3rd Addition and said Lot 1, Air Park 2nd Addition; thence N00°01'E, along said common Lot 1, 235.24 feet to a point 404.08 feet south of the northeast corner of said Lot 1, Air Park 2nd Addition; thence N89°58'W, parallel with the north line of said Lot 1, Air Park 2nd Addition, 626.47 feet to the west line thereof; thence N00°E along the west line of said Lot 1, Air Park 2nd Addition, 404.08 feet to the northwest corner thereof; thence S89°58'E, along the north line of said Lot 1, Air Park 2nd Addition and Lot 1, Air Park 3rd Addition, 1253.16 feet to the northeast corner of said Lot 1, Air Park 3rd Addition; thence S00°02'W, along the east line of said Lot 1, Air Park 3rd Addition, 1124.56 feet to the place of beginning. Generally located on the north side of Kellogg between Dugan and Julia.

PL/2080/4

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

DP-150
Amend. #1

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

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

- A. APPLICANT Kandy-Man Sales, Inc. Attn: Mike Kirsch
ADDRESS 1445 North Rock Road Zip Code 67206 PHONE 681-0441
AGENT Baughman Company, P.A.
ADDRESS 315 Ellis Zip Code 67211 PHONE 262-7271
- B. APPLICANT Bill Bothwell
ADDRESS 701 S. Walton Blvd. Zip Code 72716 PHONE (501) 273-4262
AGENT Everett Fettis
ADDRESS 120 S. Market Zip Code 67202 PHONE 267-7251
- C. APPLICANT _____
ADDRESS _____ Zip Code _____ PHONE _____
AGENT Grant Tiedeman
ADDRESS 150 N. Market Zip Code 67202 PHONE 262-6400

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

2. A. The applicant hereby requests ~~approval~~ amendment (circle appropriate word) of a Community Unit Plan on property zoned "C" and legally described as Lot(s) _____ Block(s) _____ of the _____ Addition.

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

Parcels 1, 2, 3, The Landing C.U.P.

See legal on ownership list.

- B. There are 21.8 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 5076A Zoning (N) R-5 (S) C (E) C_{in}(W) C_{in} MAPC B-20-87
T9-330-3 AA DP-34 DP-151 Revised 9/85

"AA"

CFO SA 8/87

3. The general location is (USE APPROPRIATE SECTION):

A. At the _____ corner of _____ and _____, OR

B. On the north side of Kellogg (Ave.) Street between Dugan (Ave.) Street and Julia (Ave.) Street.

4. WE ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. WE REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE. WE ACKNOWLEDGE THAT THE BOARD OF CITY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS THAT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

Michael Krivich
APPLICANT'S SIGNATURE

BY _____
AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE

BY _____
AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE

BY _____
AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at _____ (AM, PM) on _____ (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ _____.

Name

Title

OWNERSHIP LIST

DP-150
Amend. #1

Lot	Block	Addition	Property Owner
Lot 5	Block A	Westerlea Village	X Donald Ernest Leiboult Carolyn J. Leiboult 342 Winterset Wichita, KS 67209
Lot 6	Block A	"	X Ardelle N. Unruh Barbara J. Unruh 6524 University Wichita, KS 67209
Lot 7	Block A	"	X Ronald Rex Metzger Judith Ann Metzger 6514 University Wichita, KS 67209
Lot 8	Block A	"	X Carl F. Perry 6515 Winterset Wichita, KS 67209
Lot 6	Block B	"	X Fred W. Illgner O. Louise Illgner 354 S. Fairhaven Wichita, KS 67209
Lot 7	Block B	"	X Henry L. Brenner Leona G. Brenner 6600 University Wichita, KS 67209
Lot 8	Block B	"	X Martin F. Bowman Agnes M. Bowman 341 Winterset Wichita, KS 67209
Lot 1	Block L	"	X Michael G. Goebel Linda M. Goebel 401 S. Fairhaven Wichita, KS 67209
Lot 2	Block L	"	X Donald D. Franz Mildred E. Franz 421 S. Fairhaven Wichita, KS 67209
Lot 3	Block L	"	X Theodore C. Jacobs Lola M. Jacobs 439 S. Fairhaven Wichita, KS 67209
Lot 4	Block L	"	Y Robert M. Shouse Zelma Faye Shouse 455 S. Fairhaven Wichita, KS 67209
Lot 5	Block L	"	X Thomas J. Uthe LaVonne M. Uthe 454 Howe Wichita, KS 67209
Lot 6	Block L	"	X Blanche M. Thompson Evelyn R. Thompson 440 Howe Wichita, KS 67209

Lot	Block	Addition	Property Owner
Lot 1	Block M	Westerlea Village	Kenneth L. Squires Mary Ruth Squires 401 Winterset Wichita, KS 67209 X
Lot 2	Block M	"	Glenn H. Lister (Dec'd) Hazel L. Lister 1450 Woodland Wichita, KS 67203 X
Lot 3	Block M	"	Larry C. Jones Betty J. Jones 435 Winterset Wichita, KS 67209 X
Lot 4	Block M	"	Daniel A. Thompson Cheryl A. Thompson 455 Winterset Wichita, KS 67209 X
Lot 5	Block M	"	Donald N. Girrens Jean H. Girrens 454 S. Fairhaven Wichita, KS 67209 X
Lot 6	Block M	"	Verlyn Sayer Rolanda A. Sayer 438 S. Fairhaven Wichita, KS 67209 X
Lot 7	Block M	"	Larry Eugene Boehringer Judikay Boehringer 424 S. Fairhaven Wichita, KS 67209 X
Lot 8	Block M	"	Clement J. Keiter Dorothy L. Keiter 400 S. Fairhaven Wichita, KS 67209 X
Lot 1	Block N	"	Madeline Stewart Joyce West Harold J. West 6515 University Wichita, KS 67209 X
Lot 2	Block N	"	George L. Allen Ola I. Allen 428 Winterset Wichita, KS 67209 X
Lot 3, exc. that part dedicated for road	Block N	"	Ramon Rex Johnston Norma Phyllis Johnston 432 Winterset Wichita, KS 67209 X
Lot 4	Block N	"	R. R. Johnston Norma P. Johnston 432 Winterset Wichita, KS 67209 dep

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 5	Block N	Westerlea Village	X Stephen L. Barnett Nancy M. Barnett 452 Winterset Wichita, KS 67209
The South 120 feet of Lot 6	Block N	"	X Clifford R. Schawvliege Edis M. Schawvliege 438 Winterset Wichita, KS 67209
Lot 7	Block N	"	X Richard H. Seng Josefa Seng 424 Winterset Wichita, KS 67209
Lot 8	Block N	"	X Gene G. Walker Eleanor Walker 6525 University Wichita, KS 67209
Lots 4, 6, 7, 8 & 9		Dugan Centre Addition	Donald N. Girrens Jean H. Girrens 454 S. Fairhaven Wichita, KS 67217 AND Nicholas M. Mohr Nancy Ann Mohr 12501 W. 29th North Wichita, KS 67233 AND Kenneth R. Reichenberger Mary Ellen Reichenberger 501 S. Summitlawn Wichita, KS 67209 AND Justin J. Orth Elizabeth L. Orth 1515 Yucca Wichita, KS 67209 AND Wayne L. Sanchez Janet F. Sanchez 846 N. Maize Rd. Wichita, KS 67212
Lot 5		"	X West Wichita Development Company 6600 College Blvd. Suite 330 Overland Park, KS 66211
Lots 1 & 2		Western 3rd Addition	X C. A. Doolittle Jr. Patricia B. Doolittle 2416 Coolidge Wichita, KS 67204
Lot 1		Doolittle Addition	Same As Above
Lot 1		Woolf Addition	X Frank E. Woolf Martha A. Woolf 10 Sequoia Dr. Wichita, KS 67206

Lot	Block	Addition	Property Owner
Lot 1		Fleming 1st Addition	X Income Producing Properties, Jt. Venture 8225 W. Irving Wichita, KS 67209
Lots 1 & 2		Wilbur Walker Addition	X Sheplers Inc. 6501 W. Kellogg Wichita, KS 67209
Lot 2		Thrifty 2nd Addition	dup Donald N. Girrens Jean H. Girrens 454 S. Fairhaven Wichita, KS 67217 AND dup Nicholas M. Mohr Nancy Ann Mohr 12501 W. 29th North Wichita, KS 67233 AND dup Kenneth R. Reichenberger Mary Ellen Reichenberger 501 S. Summitlawn Wichita, KS 67209 AND dup Justin J. Orth Elizabeth L. Orth 1515 Yucca Wichita, KS 67209 AND dup Wayne L. Sanchez Janet F. Sanchez 846 N. Maize Rd. Wichita, KS 67212
The North 404.08 feet of Lot 1		Air Park 2nd Addition	X Kandy Man Sales Inc. 8020 E. Central Wichita, KS 67206
The East 20 feet of the South 400 feet of Lot 1, Air Park 2nd Addition, Wichita, Kansas.			X Four of Wichita Inc. 601 Longboat Club Rd. #801 Longboat Key, FL 33548
Lot 1, Air Park 2nd Addition, Wichita, Kansas, Sedgwick County, Kansas, except the north 404.08 feet thereof and except that part of Lot 1, Air Park 2nd Addition, Wichita, Kansas, Sedgwick County, Kansas, described as beginning at the SW/c thereof; th. NW'ly, along the West line of said Lot 1, and along a curve to the left having a radius of 209.68 feet, a central angle of 26°47', an arc length of 98.02 feet and a chord bearing N 13°23'30" W, 97.13 feet to a point of reverse curvature; th. continuing N'y, along the West line of said Lot 1, and along a curve to the right having a radius of 209.68 feet, a central angle of 26°47', an arc length of 98.02 feet and a chord bearing N 13°23'30" W, 97.13 feet to the point of tangency of said curve; th. continuing North, along the West line of	dup Wal-Mart Properties, Inc. 701 S. Walton Blvd. Bentonville, AR 72716		

(Cont'd on Page 6)

Lot	Block	Addition	Property Owner
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(Cont'd from Page 5)

said Lot 1, being a line tangent to said curve, and bearing N 00° E, 15.86 feet; th. N 90° E, 255 feet; th. S 00° W, 200 feet to a point on the South line of said Lot 1; th. West along the South line of said Lot 1, and bearing S 88°41' W, 210.06 feet to the p.o.b., AND EXCEPT the East 20 feet of the South 400 feet of Lot 1, Air Park 2nd Addition, Wichita, Sedgwick County, Kansas.

That part of Lot 1, Air Park 2nd Addition, Wichita, Kansas, Sedgwick County, Kansas, described as beginning at the Southwest corner thereof; th. Northwesterly, along the West line of said Lot 1, and along a curve to the left having a radius of 209.68 feet, a central angle of 26°47', an arc length of 98.02 feet and a chord bearing N 13°23'30" W, 97.13 feet to a point of reverse curvature; th. continuing Northerly, along the West line of said Lot 1 and along a curve to the right having a radius of 209.68 feet, a central angle of 26°47', an arc length of 98.02 feet and a chord bearing N 13°23'30" W, 97.13 feet to the point of tangency of said curve; th. continuing North, along the West line of said Lot 1, being a line tangent to said curve, and bearing N 00° E, 15.86 feet; th. N 90° E, 255 feet; th. S 00° W, 200 feet to a point on the South line of said Lot 1; th. West along the South line of said Lot 1, and bearing S 88°41' W, 219.06 feet to the place of beginning.

X McDonald's Corporation
One McDonalds Plaza
Oak Brook, IL 60521

Commencing at the Southwest corner of Lot 1, Air Park 3rd Addition to Wichita, Sedgwick County, Kansas; th. East along the South line of Lot 1, 200 feet; th. North parallel with the West line, 362 feet for a point of beginning; th. North parallel with the West line, 40 feet; th. East 5 feet; th. South 40 feet; th. West 5 feet to the point of beginning.

Four of Wichita, Inc.
601 Longboat Club Rd.
#801
Longboat, FL 33548

The West 200 feet of the South 500 feet of Lot 1, Air Park 3rd Addition to Wichita, Sedgwick County, Kansas.

Same As Above

Lot 1, Air Park 3rd Addition to Wichita, Sedgwick County, Kansas, except commencing at the Southwest corner of Lot 1, Air Park 3rd Addition; th. East along the South line of Lot 1, 200 feet; th. North parallel with the West line, 362 feet for a point of beginning; th. North parallel with the West line 40 feet; th. East 5 feet; th. South 40 feet; th. West 5 feet to the point of beginning and except the West 200 feet of the South 500 feet of Lot 1, Air Park 3rd Addition to Wichita, Sedgwick County, Kansas.

dup Kandy Man Sales Inc.
8020 E. Central
Wichita, KS 67206

Tract Description	Property Owner
Tract beginning at the NW/c of the East 10 acres of the West 40 acres of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West, said point being 990 feet East of the NW/c of the NE $\frac{1}{4}$; th. South 271.14 feet; th. East 165 feet; th. South 103.86 feet; th. East 95 feet; th. North 375 feet to the North line of said NE $\frac{1}{4}$; th. West 260 feet to the p.o.b., except the West 30 feet thereof for street.	X Samuel R. Jones Kay Jones 6023 W. Maple Wichita, KS 67209
Beginning 310.1 feet East of the NW/c of the East 10 acres of the West 40 acres of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West, said point being 1300.1 feet East of the NW/c of the NE $\frac{1}{4}$; th. South 1318.33 feet to the South line of said N $\frac{1}{2}$; th. East 187.1 feet; th. North 1318.25 feet to Section line; th. West 189.27 feet to the p.o.b., except that part platted into West Maple Gardens.	X Eli R. McClenahan Jr. Phoebe L. McClenahan 5929 Maple Wichita, KS 67209
The North 629.58 feet of the East 5 acres of the West 15 acres of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West.	X Joseph Clithero Jr. Lois J. Clithero 5827 Maple Wichita, KS 67209
The S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the West 5 acres of the East 10 acres of the West 15 acres of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West, except that part taken for street.	X Gregory A. Schuessler Janet L. Carnahan 5922 Taft Wichita, KS 67209
The N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the West 5 acres of the East 10 acres of the West 15 acres of the East 40 acres of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West subject to road easement of record.	X Gene N. Reed Janice D. Reed 13442 E. 132nd Brighton, CO 80601
The E $\frac{1}{2}$ of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the East 5 acres of the West 15 acres of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West.	X Max King 11520 Sheriac Wichita, KS 67209
The W $\frac{1}{2}$ of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the East 5 acres of the West 15 acres of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West.	Same As Above
The S $\frac{1}{2}$ of the East 5 acres of the West 15 acres of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West.	X Robert J. LaCount Doris O. LaCount 351 S. Arapaho Wichita, KS 67209
The North 140 feet of the South 950 feet of the West 5 acres of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West.	X Emma Robinson Harold Stanley Robinson 355 Maple Lane Wichita, KS 67209
The North 150 feet of the South 630 feet of the West 5 acres of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West except the East 30 feet for road.	X Anita Marie George Milton George III 401 Maple Lane Wichita, KS 67209

<u>Tract Description</u>	<u>Property Owner</u>
The North 150 feet of the South 480 feet of the West 5 acres of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West except the East 30 feet for road.	X Charlton Izard Jr. Helen M. Izard 415 Maple Lane Wichita, KS 67209
The North 75 feet of the South 330 feet of the West 5 acres of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West except the East 30 feet for road.	X Terry A. Richards Cathy L. Richards 2920 N. Ridge Road Wichita, KS 67205
The North 75 feet of the South 255 feet of the West 5 acres of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West.	X Variant Corporation 6235 W. Kellogg Wichita, KS 67209
The North 75 feet of the South 180 feet of the West 5 acres of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West.	X Horace Edwin Medlin Carolyn K. Medlin 445 S. Maple Wichita, KS 67209
The North 75 feet of the South 105 feet of the West 5 acres of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 27 South, Range 1 West.	X Virgil Simons Beverly Simons 455 Maple Ln. Wichita, KS 67209

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	
Lots 2, 3 & 4	Block 1	Maple Lane 2nd Addition	X Unruh & Associates Inc. 3149 ³¹⁴⁹ Maple 67213 8350 N. Oliver Valley Center, KS 67147 Wichita
Lots 1, 2, 3 & 4	Block 2	"	Same As Above
Lot 3		Maple Lane Addition	X James F. Holding Angie M. Holding 328 S. Arapaho Dr. Wichita, KS 67209
			? Notice of Interest filed 7-11-86: June E. Bramstedt Address Unknown
Lot 4		"	X Dale W. Fornshell Esther M. Fornshell 350 S. Arapaho Wichita, KS 67209
Lot 5		"	X James M. Dixon Marceline E. Dixon 400 S. Arapaho Wichita, KS 67209
The S $\frac{1}{2}$ of Lot 6		"	X Lawrence Zenner Jr. Joanne C. Zenner 424 S. Arapaho Wichita, KS 67209
The N $\frac{1}{2}$ of Lot 6		"	X George A. Sevick Claona C. Sevick 422 S. Arapaho Wichita, KS 67209

Lot	Block	Addition	Property Owner
Lot 7		Maple Lane Addition	X Mark M. Neises Marilou Neises 1614 University Wichita, KS 67209
Lot 8		"	X Jeffrey G. Ghere Jana L. Ghere 550 N. McComas, Apt. 2 Wichita, KS 67203
The North 80 feet of Lot 11		"	X James M. Graham 337 Arapaho Wichita, KS 67209
Lot 11 except the North 80 feet		"	X Francis P. Werth Marilyn A. Werth 626 Redbarn Lane Wichita, KS 67212
Lot 12		"	<i>dup</i> Doris O. LaCount Robert J. LaCount 351 S. Arapaho Wichita, KS 67209
Lot 13		"	X Ernest Clark Virginia Lee Clark 8406 Maple Wichita, KS 67209
Lot 14		"	X Robert Harry Johnson Betty J. Johnson 415 S. Arapaho Wichita, KS 67209
Lot 15		"	X Richard D. Knuth Donna Knuth 437 S. Arapaho Dr. Wichita, KS 67209
Lot 16		"	X Phillip A. Edwards Nancy L. Edwards 453 S. Arapaho Wichita, KS 67209
Lots 2 & 3	Block A	West Maple Gardens Addition	X Robert B. Held 6107 Maple Wichita, KS 67209
Lot 4	Block A	"	X Timothy Jess Lee Vicki J. Lee 357 S. Brummett Wichita, KS 67209
Lots 1 & 2	Block B	"	X Samuel R. Jones Kay Jones 6023 Maple Wichita, KS 67209
Lot 3	Block B	"	X Clarence E. Might Esther M. Might 9301 W. Douglas Wichita, KS 67207

Lot	Block	Addition	Property Owner
Lot 4	Block B	West Maple Gardens Addition	Samuel R. Jones Kay Jones 6023 Maple Wichita, KS 67209 <i>dup</i>
Lot 5	Block B	"	George A. Buckley Betty D. Buckley 12104 Lynndale Wichita, KS 67235 X
Lot 1	Block C	"	Terry L. Wood Brenda G. Wood 401 Brummett Wichita, KS 67209 X
Lot 2	Block C	"	Richard J. Whisler Gloria A. Whisler 413 Brummett Wichita, KS 67209 X
Lots 3, 4 & 5	Block C	"	David J. Pollock 543 Brummett Wichita, KS 67209 X
Lots 1-10	Block D	"	Ernest A. Jordan Doris Irene Jordan 506A W. 36th St. Hutchinson, KS 67502 X
Lots 1, 3 & 3	Block E	"	Gene Reed Janice Reed 13442 E. 132nd Brighton, CO 80601 X
Lots 4 & 5	Block E	"	Janet L. Carnahan 5922 Taft Wichita, KS 67209 X
Lot 1		Tony Strunk Addition	Timothy L. Fox Sheila F. Fox 400 Garst Wichita, KS 67209 X
Lot 2		"	Ramona J. Hazell 412 Garst Wichita, KS 67209 X
Lot 3		"	Robert Schwarzenberger Deborah S. Schwarzenberger 510 S. Tippecanoe Wichita, KS 67209 X
Lot 4		"	Elma E. Hughes 422 Garst Wichita, KS 67209 X
Lot 5		"	Glenn A. Wiens 428 Garst Wichita, KS 67209 X
Lot 6		"	Greg A. Hayes 432 Garst Wichita, KS 67209 X

Lot	Block	Addition	Property Owner
Lot 7		Tony Strunk Addition	X Molly M. Wood 235 S. Byron Rd. Wichita, KS 67209
Lot 8		"	X David C. Warn Karen J. Warn 448 Garst Wichita, KS 67209
Lot 1	Block A	Pike's Whispering Sands Addition	X Aleksandar Hadijski 9112 Boxthorn Wichita, KS 67226
Lot 2, exc. the South 71.25 feet, and the South 47.5 feet of Lot 3	Block A	"	X W. Joe Charles 505 Derby Hills Dr. Wichita, KS 67037
Lot 3 exc. the South 47.5 feet & the South 23.75 feet of Lot 4	Block A	"	X James A. Cole Beverly A. Cole 1975 Dallas Wichita, LS 67217
The South 71.25 feet of Lot 2	Block A	"	Same As Above
Lot 4 exc. the South 23.75 feet	Block A	"	? Judy D. Howard Howard P. Howard Address Unknown 427 Carlton Cir. W.K. 67207
Lot 1 exc. the West 153 feet	Block 1	Byron Stout Addition	X Prestige Pontiac Cadillac Inc. 5800 W. Kellogg Wichita, KS 67209
The West 153 feet of Lot 1	Block 1	"	? Scottsman Inn, San Antonio Address Unknown 8136 E. Kellogg W.K. 67207
Beginning at the SE/c of Lot 2, Block 1; th. West 158 feet; th. North 250 feet; th. East 158 feet; th. South 250 feet to the p.o.b.		"	X W. A. Michaelis Jr. 211 N. Broadway Wichita, KS 67202
Lot 2, Block 1, except beginning at the SE/c of Lot 2, Block 1; th. West 158 feet; th. North 250 feet; th. East 158 feet; th. South 250 feet to the p.o.b.		"	X Motel 6, Inc. 5736 W. Kellogg Wichita, KS 67209

Lot	Block	Addition	Property Owner
Lots 1, 9 & 14	Block A	Garst Gardens	Paul C. Garst Helen E. Garst AND Jess P. Garst Virginia L. Garst AND Paul C. Garst Jr. Ann L. Garst c/o Helen Garst 517 Parklane Wichita, KS 67214
Lot 2	Block A	"	X Melvin Dwayne Query Virginia L. Query 510 S. Julia Wichita, KS 67209
Lot 3	Block A	"	X Kenneth J. Ast Ruby F. Ast 514 S. Julia Wichita, KS 67209
Lot 4	Block A	"	X Pearl M. Herrmann Julia Louise Herrmann c/o Julia L. Edwards 6734 Mimosa Lane Dallas, TX 75230
Lots 5, 10, 11, 12 & 13	Block A	"	X Anna Josephine Garst Adm. of the Estate of Thomas C. Garst, Dec'd 532 S. Julia Wichita, KS 67209
Lot 6	Block A	"	dup Thomas C. Garst Jr. Anna Josephine Garst 532 S. Julia Wichita, KS 67209
Lots 1 & 2	Block B	"	dup Anna Josephine Garst Adm. of the Estate of Thomas C. Garst, Dec'd 532 S. Julia Wichita, KS 67209
Lots 3, 4, 5, 6, 9, 10, 11, 12, 13 & 14	Block B	"	X H. Russell Bomhoff Elgeva I. Bomhoff 3030 Bluebird Wichita, KS 67204
Lots 1, 2 & 3	Block C	"	dup Paul C. Garst Helen E. Garst AND Jess P. Garst Virginia L. Garst AND Paul C. Garst Jr. Ann L. Garst c/o Helen Garst 517 Parklane Wichita, KS 67214

Lot	Block	Addition	Property Owner
Lots 4, 5 & 6	Block C	Garst Gardens	H. Russell Bomhoff Elgeva I. Bomhoff 3030 Bluebird Wichita, KS 67204
Lot 2		Westwood Addition	Charles E. Marsolf Virginia Fern Marsolf 339 Meadowhaven Wichita, KS 67209
Lot 3		"	Haywood Evans Carolyn Evans 345 Meadowhaven Wichita, KS 67209
Lot 4		"	Randal Eugene Russell Sharon Ann Russell 401 Meadowhaven Wichita, KS 67209
Lot 5		"	Chris A. Trask Rosemary Trask 1209 N. Custer Wichita, KS 67203
Lot 6		"	Louis A. Trotter Helen V. Trotter 429 Meadowhaven Wichita, KS 67209
Lot 7		"	John M. Loux Sandra J. Loux 441 Meadowhaven Wichita, KS 67209
Lot 8		"	William M. Vinduska Annabel L. Vinduska 453 Meadowhaven Wichita, KS 67209
Lot 9		"	Doris Harrison Charles L. Harrison 452 Meadowhaven Wichita, KS 67209
Lot 10		"	Wayne H. Jones Marie F. Jones 440 Meadowhaven Wichita, KS 67209
Lot 11		"	David A. Johnson Lynn R. Johnson 428 Meadowhaven Wichita, KS 67209
Lot 12		"	James B. Daley 420 Meadowhaven Wichita, KS 67209
Lot 13		"	Larry J. Austin Jannessa E. Austin 400 Meadowhaven Wichita, KS 67209

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 14		Westwood Addition	Dennis W. Mies Joy L. Mies 346 Meadowhaven Wichita, KS 67209

Tract Description

The North 2½ acres of the West 5 acres of the East 10 acres of the West 15 acres of the East 40 acres of the N½ of the NE¼ of Section 27, Township 27 South, Range 1 West.

X James T. Sanders
5911 W. Maple
Wichita, KS 67209

The West 5 acres of the NW¼ of the NE¼ of Section 27, Township 27 South, Range 1 West except the South 630 feet and except the North 280 feet of the South 950 feet and except the East 30 feet and except the North 40 feet.

X Liebl & Brown
Partnership
3703 W. Douglas
Wichita, KS 67213

A tract in the SE¼ of Section 27, Township 27 South, Range 1 West described as: That part of said Qtr. Section lying South of U.S. Highway 54 r/o/w and North of the North r/o/w line of Wichita & Western now A.T.S. & F. Railroad except the East 2515.8 feet thereof and except the North 200 feet thereof.

X Dry's Inc.
c/o RE McElory Inc.
Suite 100
3609 Smith Barry Rd.
Arlington, TX 76013

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 1 & 2		Variant Addition	The Varaint Corp. 6235 W. Kellogg Wichita, KS 67209

Beginning at the SW/c of Lot 1, th. North 241.14 feet to a point 350 feet South of the NW/c; th. East 200 feet; th. South 223.6 feet to the SW/c; th. SW'ly 201.2 feet to the p.o.b.

dup Variant Corporation
6235 W. Kellogg
Wichita, KS 67209

Lot 1, except beginning at the SW/c of Lot 1, th. North 241.14 feet to a point 350 South of the NW/c; th. East 200 feet; th. South 223.6 feet to the SW/c; th. SW'ly 201.2 feet to the p.o.b.

X Motor Electric
Inc. kna Sauder Service
Center Inc.
4150 W. Kellogg
Wichita, KS 67209

Lot 1		Sandlian's 9th Addition	Barbara J. Fry, Trustee of the Barbara J. Fry Trust 3946 S. Broadway Wichita, KS 67216
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X Barbara J. Fry,
Trustee of the
Barbara J. Fry Trust
3946 S. Broadway
Wichita, KS 67216

The East 105 feet of Lot 1		Jenkins 5th Addition	James H. Stevens Ann M. Stevens 702 Doreen Wichita, KS 67206
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X James H. Stevens
Ann M. Stevens
702 Doreen
Wichita, KS 67206

Lot 1, except the East 105 feet		"	June Friedman 7026 Timberon Lane Wichita, KS 67206
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X June Friedman
7026 Timberon Lane
Wichita, KS 67206

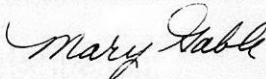
<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 2		Jenkins 5th Addition	X Dennis N. Dillon 1562 Nottingham Lane Wichita, KS 67204
Lot 3		"	X Wichita Inns, Inc. 6150 W. Kellogg Wichita, KS 67209
The West 136 feet of the North 250 feet of Lot 4		Cumley's 2nd Addition	Same As Above
The North 250 feet of Lot 4, except the West 136 feet		"	Same As Above
The North 150 feet of the East 146 feet of Lot 3		"	X L. Vernon Johnson c/o Vernon J. Johnson 120 N. Maize Rd. Apt. 23 Wichita, KS 67212
Lots 1 & 2		"	dup Wichita Inns, Inc. 6150 W. Kellogg Wichita, KS 67209
Lot 3, except the East 96.8 feet and all of Lots 4, 5 & 6, Block 3		Western Addition	Same As Above
Lot 1		Una Johnson Addition	X Una C. Johnson 546 S. Christine Wichita, KS 67218

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 1000 foot radius of:

Part of Lot 1, Air Park 2nd Addition, Wichita, Kansas, and Lot 1, Air Park 3rd Addition, Wichita, Kansas, described as beginning at the SE/c of said Lot 1, Air Park 3rd Addition; th. S 88°41' W, along the South line of said Lot 1, Air Park 3rd Addition, 426.42 feet to a point 200 feet East of the SW/c thereof; th. N 00°01' E, parallel with the West line of said Lot 1, Air Park 3rd Addition, 362 feet; th. N 88°41' E, 5 feet; th. N 00°01' E, 40 feet; th. S 88°41' W, 5 feet; th. N 00°01' E, 98 feet; th. S 88°41' W, 200 feet to the line common to said Lot 1, Air Park 3rd Addition and said Lot 1, Air Park 2nd Addition; th. N 00°01' E, along said common Lot 1, 235.24 feet to a point 404.08 feet South of the NE/c of said Lot 1, Air Park 2nd Addition; th. N 89°58' W, parallel with the North line of said Lot 1, Air Park 2nd Addition, 626.47 feet to the West line thereof; th. N 00° E, along the West line of said Lot 1, Air Park 2nd Addition, 404.08 feet to the NW/c thereof; th. S 89°58' E, along the North line of said Lot 1, Air Park 2nd Addition and Lot 1, Air Park 3rd Addition, 1253.16 feet to the NE/c of said Lot 1, Air Park 3rd Addition; th. S 00°02' W, along the East line of said Lot 1, Air Park 3rd Addition, 1124.56 feet to the place of beginning.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 1st day of May, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.



By

Sr. Vice-President

Order No. 379831
nj

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

August 6, 1987

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, August 20, 1987, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Council Chambers, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for amendment to the THE LANDING COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-150
Amendment #1:

Part of Lot 1, Air Park 2nd Addition, Wichita, Sedgwick County, Kansas, and Lot 1, Air Park 3rd Addition, Wichita, Sedgwick County, Kansas, described as beginning at the southeast corner of said Lot 1, Air Park 3rd Addition; thence S88°41'W, along the south line of said Lot 1, Air Park 3rd Addition, 426.42 feet to a point 200 feet east of the southwest corner thereof; thence N00°01'E, parallel with the west line of said Lot 1, Air Park 3rd Addition, 362 feet; thence N88°41'E, 5 feet; thence N00°01'E, 40 feet; thence S88°41'W, 5 feet; thence N00°01'E, 98 feet; thence S88°41'W, 200 feet to the line common to said Lot 1, Air Park 3rd Addition and said Lot 1, Air Park 2nd Addition; thence N00°01'E, along said common Lot 1, 235.24 feet to a point 404.08 feet south of the northeast corner of said Lot 1, Air Park 2nd Addition; thence N89°58'W, parallel with the north line of said Lot 1, Air Park 2nd Addition, 626.47 feet to the west line thereof; thence N00°E along the west line of said Lot 1, Air Park 2nd Addition, 404.08 feet to the northwest corner thereof; thence S89°58'E, along the north line of said Lot 1, Air Park 2nd Addition and Lot 1, Air Park 3rd Addition, 1253.16 feet to the northeast corner of said Lot 1, Air Park 3rd Addition; thence S00°02'W, along the east line of said Lot 1, Air Park 3rd Addition, 1124.56 feet to the place of beginning. Generally located on the north side of Kellogg between Dugan and Julia.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The amended Development Plan now on file proposes changes on a 21.8-acre portion of the 32.24-acre Community Unit Plan. The amendment encompasses Parcel 1 only, which was originally known as Parcels 1, 2 and 3. Development of Parcel 1 shall not exceed 93,000 square feet of floor area prior to January 1, 1991, due to traffic considerations and improvements on adjacent streets shall be guaranteed at the time of replatting. All landscaping and screening requirements across from residentially-zoned properties will remain the same as on the original C.U.P. Additional information regarding floor area, setbacks, screening, etc. is specified on the plan.

The hearing of the proposed amendment to this Development Plan is to be held and the same will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Westside Neighborhood Council "5A" will consider this case at their meeting to be held on Wednesday, August 19, 1987, at 7:00 p.m., at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

SEE REVERSE SIDE

FORM 29

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	

STAFF REPORT

CASE NUMBER: DP-150, Amendment #1

OWNER/APPLICANT/AGENT: Kandy-Man Sales, Inc. (owner)
Walmart Properties (contract purchaser)
Baughman Company, Everett Fettis and
Grant Tiedeman (agents)

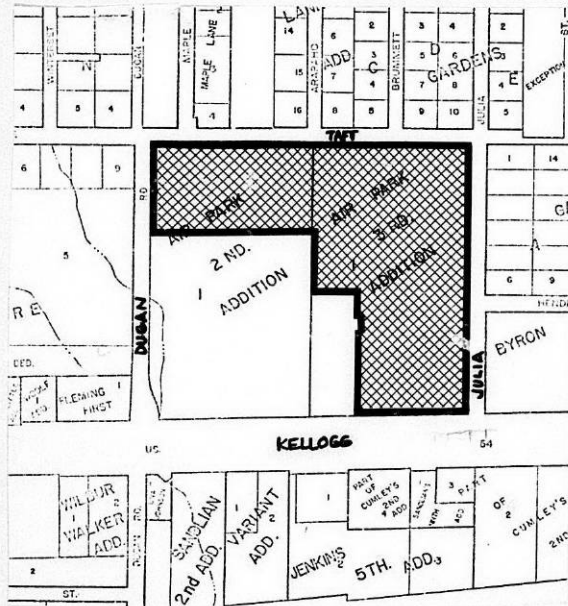
REQUEST: Approval of Amendment #1 to The Landing Commercial
Community Unit Plan

CURRENT ZONING: "C" Commercial under DP-150

SITE SIZE: 838,645 square feet or 19.25 acres

LOCATION: On the north side of Kellogg between Dugan and
Julia. (District 5)

PROPOSED USE: Commercial uses.



BACKGROUND: The applicant is requesting approval of the C.U.P. amendment for a 19.25-acre undeveloped portion of the 32.13-acre Community Unit Plan. The area being amended is referred to as Parcel 1 on the plan and was originally known as Parcels 2, 3 and a portion of Parcel 1. The amendment has been filed in order to increase the permitted floor area on Parcel 1 from 75,300 square feet prior to January 1, 1991 to 93,000 square feet. All other criteria included on the original C.U.P., such as building coverage, proposed uses, screening and landscaping requirements, etc., remain the same.

A Traffic Impact Analysis was submitted by a consulting engineering firm at City staff's request prior to the submittal of the C.U.P. amendment. Traffic counts were obtained for the existing businesses in the area, i.e., Builder's Square Store, Sam's Warehouse, McDonald's, and the hotel and club. The consultant concludes, that based on these traffic counts and typical trip generations from an identical size Wal-Mart store at a comparable location in Kansas, the traffic handling capacity of the Kellogg-Dugan intersection is adequate to handle the proposed Wal-Mart. The intersection does have to be modified slightly to accommodate simultaneous dual left turns in a south direction and one left turn in a north direction. These improvements are to be constructed in the spring of 1988.

The Traffic Analysis also indicated an alternate access to and from the C.U.P. site to be by way of Taft Street after it is paved this summer and fall from Dugan west to Ridge Road. Presently, there is no paved access planned to the site from the north-east. At the time of replatting the property in Parcel 1, the applicant shall guarantee the paving of Taft to commercial-width standards and the paving of Julia adjacent to this site.

CASE HISTORY: The original C.U.P. (Air Park DP-2) and associated zone case (Z-0507) requesting "C" were approved in 1964. The Air Park C.U.P. was divided into two C.U.P.s in 1986: DP-150 - The Landing and DP-151 - Dugan Centre). Due to traffic considerations, Parcel 1, 2 and 3 of The Landing C.U.P. were restricted in development to 75,300 square feet until January 1, 1991.

ADJACENT ZONING AND LAND USE:

NORTH	AA & R-5	Single family
SOUTH	C	Service station, commercial development
EAST	AA & C	Single family, undeveloped & car sales
WEST	C	Hotel, club, Sam's Warehouse, Builder's Square

PUBLIC SERVICES: Engineering has advised that an area of Complete Access Control to Kellogg Drive from the southeast portion of Parcel 1 should be placed on the C.U.P. because of the access point from Kellogg.

The C.U.P. also makes provisions for a Site Traffic Circulation Plan to be submitted to the Director of Planning for approval prior to building permits on Parcel 1.

CONFORMANCE TO PLANS/POLICIES: The adopted comprehensive plan designates this area for commercial development.

RECOMMENDATION: Should the Planning Commission determine that this commercial development plan is appropriate, the following are recommended conditions of approval:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- d. Parcels 1 and 4 shall be replatted within one year after approval of this C.U.P. amendment by the City Council or prior to issuance of any additional building permits on these parcels, whichever occurs first, or the provisions of this C.U.P. amendment shall become null and void.
- e. The applicant shall contact Engineering prior to City Council review regarding the exact location needed for complete access control along the south line of Parcel 1 adjacent to Kellogg Drive.

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 20, 1987

LEGAL:

4. Case No. DP-150, Amendment #1 - Kandy-Man Sales, Inc. requests approval of Amendment #1 to The Landing Commercial Community Unit Plan for part of Lot 1, Air Park 2nd Addition, Wichita, Sedgwick County, Kansas, and Lot 1, Air Park 3rd Addition, Wichita, Sedgwick County, Kansas, described as beginning at the southeast corner of said Lot 1, Air Park 3rd Addition; thence S88°41'W, along the south line of said Lot 1, Air Park 3rd Addition, 426.42 feet to a point 200 feet east of the southwest corner thereof; thence N00°01'E, parallel with the west line of said Lot 1, Air Park 3rd Addition, 362 feet; thence N88°41'E, 5 feet; thence N00°01'E, 40 feet; thence S88°41'W, 5 feet; thence N00°01'E, 98 feet; thence S88°41'W, 200 feet to the line common to said Lot 1, Air Park 3rd Addition and said Lot 1, Air Park 2nd Addition; thence N00°01'E, along said common Lot 1, 235.24 feet to a point 404.08 feet south of the northeast corner of said Lot 1, Air Park 2nd Addition; thence N89°58'W, parallel with the north line of said Lot 1, Air Park 2nd Addition, 626.47 feet to the west line thereof; thence N00°E along the west line of said Lot 1, Air Park 2nd Addition, 404.08 feet to the northwest corner thereof; thence S89°58'E, along the north line of said Lot 1, Air Park 2nd Addition and Lot 1, Air Park 3rd Addition, 1253.16 feet to the northeast corner of said Lot 1, Air Park 3rd Addition; thence S00°02'W, along the east line of said Lot 1, Air Park 3rd Addition, 1124.56 feet to the place of beginning. Generally located on the north side of Kellogg between Dugan and Julia.

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

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the site from the north-east. At the time of replatting the property in Parcel 1, the applicant shall guarantee the paving of Taft to commercial-width standards and the paving of Julia adjacent to this site.

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- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
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- d. Parcels 1 and 4 shall be replatted within one year after approval of this C.U.P. amendment by the City Council or prior to issuance of any additional building permits on these parcels, whichever occurs first, or the provisions of this C.U.P. amendment shall become null and void.
- e. The applicant shall contact Engineering prior to City Council review regarding the exact location needed for complete access control along the south line of Parcel 1 adjacent to Kellogg Drive.

DISCUSSION:

HARRIS stated that staff recommended the approval of the amendments to the C.U.P. She said that Engineering has advised that an area of complete access control along the south line of Parcel 1 near the present access point from Kellogg to Kellogg Drive should be added. HARRIS said that an additional condition of approval should be added regarding the building setbacks where Parcel 1 is adjacent to Parcel 4. CPO Council "5A" recommended, by a vote of 9-0, that this application be approved.

EVERETT FETTIS, attorney representing the applicant, was present.

MRS. ROBERT SHOUSE, 455 Fairhaven Drive, stated that they had just been assessed for the water on Taft which was installed due to Builders Square going in. She mentioned that there are 60-foot wide hammerheads in the area; they are permanent and were paid for the area residents. She said that they were assessed for water per square foot of their property for 150 feet. Builders Square was assessed on 150 feet of their property. SHOUSE said that Builders Square was not charged at the same rate of ground as they were. SHOUSE pointed out that the area is not conducive to heavy commercial traffic and that she does not want to pay for paving.

GREGG SCHUESSLER, 5922 Taft, asked what happens by the year 1991 if the Julia and Dugan interchanges are not completed.

GALBRAITH stated that is what limits the applicants to only being able to construct 93,000 square feet up until that date. If the project is not completed at that time, then they can build to the maximum that the C.U.P. permits.

SCHUESSLER commented that even though the CPO Council voted 9-0 for it, the area residents disagreed with the C.U.P. amendment.

PARSONS said that he was still unclear about the year 1991.

KROUT advised that in order for the 93,000 square feet to be improved, Taft and Julia have to be guaranteed so that they will be constructed before or shortly after the Wal-Mart goes in, but they are restricted to building the Wal-Mart to no more than the 93,000 square feet until 1991.

PARSONS said that he was still not satisfied with the wording on the C.U.P. He felt that should the interchange be completed before 1991, the applicants should be able to go ahead with their development.

PARSONS commented that the developer should take real note of the fact that there are some items in the C.U.P. that are protective of the neighborhood to the north and to the east, and he would expect those to happen, and felt that staff should be very sensitive to that.

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

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- d. Parcels 1 and 4 shall be replatted within one year after approval of this C.U.P. amendment by the City Council or prior to issuance of any additional building permits on these parcels, whichever occurs first, or the provisions of this C.U.P. amendment shall become null and void.
- e. The applicant shall contact Engineering prior to City Council review regarding the exact location needed for complete access control along the south line of Parcel 1 adjacent to Kellogg Drive.
- f. General Provision #16 shall be changed to read as follows: Development of any portion of Parcel 1 shall not exceed a combined total of 93,000 square feet of floor area prior to January 1, 1991. However, if the freeway improvements for Kellogg are completed before January 1, 1991, then development of Parcel 1 may exceed the 93,000 square feet figure. Access to this permitted floor space shall be limited to paved streets. The remaining portions of Parcel 1 will be permitted to develop after January 1, 1991.

- g. A 30-foot building setback shall be placed on the C.U.P. where Parcel 1 abuts Parcel 4.

Wilson moved, Parsons seconded.

GOEBEL asked if the traffic study had been addressed. CONLEE said no, and asked if Traffic Engineering would speak to it.

PAUL BERTRAND, Larkin and Associates, was present representing a study that he did for the developer. He stated that the study was a modification of a previous study that was done as part of the entire Dugan and Landing CUPs in 1986. The initial study was based on national published trip generation rates, and one of the findings that came out of that study was that a total of 75,300 square feet could be constructed on the Landing C.U.P. before they would have a condition at Dugan and Kellogg that would have unacceptable congestion. As part of the new study that they did and the revised study for this project, they got into a little more detail as far as the trip generation rates and they actually did counts at the Builders Square project and took counts at the Wal-Mart store in Olathe, Kansas on K-150 for an identical size Wal-Mart facility with the same types of operations in the building. Based on those figures, they redid the trip generations in the assignments as well as based on the new counts that were taken in this area, and they found that the trip distribution was slightly different than what they had originally estimated based on their projections of the population of other land uses in the area. BERTRAND said that one of the reasons they came to the conclusion that they can increase the additional square footage of floor area from 75,000 to 93,000 square feet was based on their counts, the Builders Square store and the Olathe Wal-Mart store would essentially have about the same traffic, even with the larger Wal-Mart, as what they had projected in their previous study during the evening week day peak hour periods. He said that they would have slightly less traffic, approximately 60 to 70 vehicles an hour less traffic in and out of these two sites during the Saturday peak hour times. So with the combination of the essentially same or a lower trip generation rates than what they had originally anticipated based on national published figures and the distributions that they had observed, which basically indicated that more of the traffic was coming from the west than the north, they had come to the conclusion that it should be essentially the same impact as the 75,000 square foot building.

GOEBEL commented that the Builders Square store is a relatively new store, and he did not think that they were open at that time. He asked if that could be the reason why the traffic counts were lower than projected.

BERTRAND responded that they actually took the traffic counts around Builders Square grand opening time when they had peak crowds through there, and the crowds were higher than they had anticipated. He mentioned that during the initial study, the Builders Square developers were very upset with their trip generation numbers for their site in the first place because they kept telling them that their numbers were way too high from what Builders had seen at other stores around the country. BERTRAND said that they felt to be fair they had to use the national statistics for all of the parcels on the two CUPs, so they stuck to the numbers, and Builders Square is telling

8-20-87
Page 6

them now that this store, or least during the time they took their count, was producing more traffic than they had anticipated at their other Builders Square stores around the country.

VOTE ON THE MOTION: It carried unani-
mously. Banzer and Moore were absent.

*

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

Roll # 1

*