

ACTION

DATE

COMMITTEE

M.A.P.C. Approved sent to
Washington 10/2/88

B.C.C./B.C.C.T. Approved to
Admonished 10-28-88

B.K.C. Granted to me
September to April
28, 1989 9-13-88

*Superseded by
DP-190*

POSTED 9-19-86
ok

25

ACTION

COMMITTEE		DATE
M.A.P.C.	Approved sub to Landmark	11/12/86
B.C.C./B.C.C.	Approved to Recommend	10-28-86
BCC	Granted 6 mo extension to April 28, 1989	9-13-88

Superseded by
DP-190

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- _____
 DP- 162
 Amend _____
 Case Filed: 8-7-86
 Associated Case: Z-2802

APPLICATION DATA: Map No. 6048 B

1. General Location: At the northwest corner of Central and Webb Road

2. From _____ to _____

3. Proposed Use: _____

4. DP Name: REGENCY POINTE COMMERCIAL COMMUNITY UNIT PLAN

5. Applicant: Regency Pointe Joint Venture c/o Kansas General Properties, Inc. (W.E. Morin)

Address 1650 Georgetown, Suite 250, Wichita, KS. 67218 Phone 681-2171

6. Agent: Professional Engineering Consultants, P.A. c/o Gary Willey

Address 1440 East English, Wichita, KS. 67211 Phone 262-2691

AREA DATA:

1. Acres: 11.4 (804 (irregular) ft. by 544 ft.)

2. Adjoining Zoning: N "R-1" S "LC & AA" E "C1 & E" W "B"

3. Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



NOTES:

U.S. PATENT OFFICE
 No. 2,833
 HATTING, INC.
 HERRICK, ILLINOIS, U.S.A.

Z-
SCZ-
CU-
DR-
DP- 162
Amend
Case Filed: 8-7-86
Associated Case: Z-2882

Webb Road

Properties, Inc. (W.E. Morin)
Phone 681-2171
Gary Willey
Phone 262-2691

(regular)
by S44
E 1/4 6 1/4 W 1/4 ft.)

Time



Speed.
No. 2-153C
MARTINEZ, JIM
LOS ANGELES-CHICAGO-LOS AN, CA
MEMPHIS, TN
U.S.A.

9/16/86
Notes sent to
2 app agents
1 CPO
38 adv prop owners

fw

Planning Agenda Item # _____

City of Wichita
City Council Meeting
September 13, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: Request for Platting Time Extension for Z-2802 ("AA" to "LC") and DP-162
Regency Pointe Commercial C.U.P. Generally located at the northwest corner
of Central and Webb (District #2).

INITIATED BY: Metropolitan Area Planning Department *M. K. [Signature]*

AGENDA ACTION: Planning

Staff Recommendation: Grant a six-month extension to April 28, 1989.

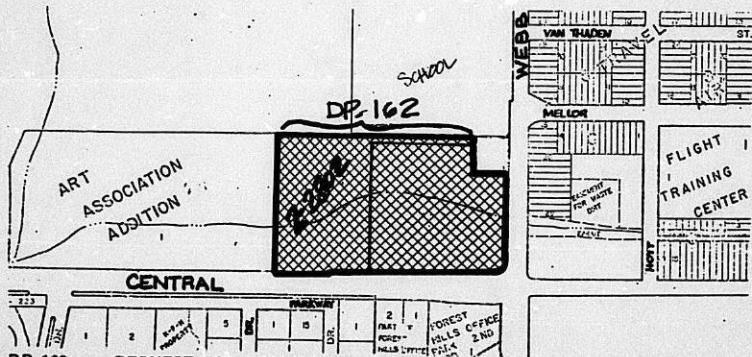
Applicant: Wolff Companies

Site Size: 4.8 acres for Z-2802; 11.4 acres for DP-162

Background: On October 28, 1986, the City Council approved the above-referenced zone change and C.U.P., subject to platting within one year. A one-year extension was administratively granted in 1987 because the property had been sold to a new developer and additional time was needed to complete the paperwork. Now there is a possibility that the Art Association will acquire the vest 200 feet of the site. If they do, a separate lot should be platted, utility and drainage easements would be relocated, and certain provisions of the C.U.P. would need to be adjusted. It would be best if these changes could be made before the plat is recorded, rather than have lot split and vacation requests filed soon after the plat is recorded. A six-month extension of platting time has been requested.

Recommendations/Actions: Grant a six-month platting time extension for Z-2802 and DP-162 to April 28, 1989.

Attachments: Area Map
8-30-88 letter from Gary Wiley



DP-162 - REQUEST FOR APPROVAL OF THE REGENCY POINTE COMMERCIAL COMMUNITY UNIT PLAN; AND

Z-2802 - REQUEST FOR ZONE CHANGE FROM "AA" SINGLE-FAMILY DWELLING TO THE "LC" LIGHT COMMERCIAL DISTRICT LOCATED ON THE NORTHWEST CORNER OF CENTRAL AND WEBB ROAD.

DIRECTORS

C. O. KNOPPE
W. H. KELTNER, P.E.
R. D. FLETCHER, P.E.
F. D. MIDDLETON, JR., P.E.
D. E. MALTBY, P.E.
M. D. SCHOMAKER, P.E.
G. D. SCHOCK, P.E.
J. H. BAILEY, P.E., PH.D.
D. I. NORTON, P.E.



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION



August 30, 1988

Mr. Chris Cherches
City Manager
City Hall - 13th Floor
455 N. Main
Wichita, KS 67202

Reference: Z-2802 and DP-162 Regency Pointe Commercial C.U.P.
Request for platting time extension
PEC File No. 36-87415-2063

Dear Mr. Cherches:

On October 22, 1987, you administratively granted a one year platting time extension to October 28, 1988, for the above referenced zone change request and Community Unit Plan.

A final plat has been submitted to the Planning Department for Subdivision Committee Review on September 8, 1988.

This week, the Wichita Art Association approached my clients with an offer to purchase the west 200 feet of the site for future expansion.

On behalf of Wolff Companies, I would like to request a six month extension in platting time to allow for the negotiation of the property and submittal of a revised plat.

We would appreciate your favorable assistance to bring this platting time extension request before the City Council at your earliest convenience.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Gary Wiley
Gary Wiley
Land Development

✓cc: Marvin S. Krout, MAPD
David Hightower, Wolff Companies

GW/cs

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2601

Gary Wiley

5/12/87

DP - 162 Regency Pointe C.U.P.

Parcel 2 - Art Association would like to buy the
w/100' of Parcel 2 -

Process

Adm. adjustment - \$100 fee

new CUP prints

delete from core case

Request of MARC to file new ^{down-}zone case w/in 6 mon.

File separate "B" zone case

Condition
of adm.
adj. app.

Plat - at same time as Regency Pt. or before

I spoke w/ Jack + Louise. ~~at~~

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

November 12, 1986

TO: Monty Robson, Superintendent of Central Inspection
FROM: Barbara Harris, Senior Planner, Current Plans
SUBJECT: Approval of DP-162 Regency Pointe Commercial C.U.P. and
Z-2802 ("AA" to "LC") - Located at the northwest corner
of Webb Road and Central.

The Board of City Commissioners on October 28, 1986, considered the above-captioned C.U.P. and associated zone change request. Their action was to approve the zone change and C.U.P. subject to the following conditions:

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

By copy of this memo, the applicant is advised that the plat for the property being rezoned should be recorded with the Register of Deeds by October 28, 1987, or the zone case file will be marked denied and closed. The plat should be submitted as soon as possible, and this will be the only notification of the platting deadline.

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 268-4021.

Barbara Harris
Senior Planner

BH:blw
Attachments

cc: Regency Pointe Joint Venture c/o Kansas General Properties, Inc. (W.E. Morin),
1650 Georgetown, Suite 250, Wichita, KS. 67218
Gary Wiley, Professional Engineering Consultants, P.A., 1440 East English,
Wichita, KS. 67211

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
October 28, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: DP-162 - REQUEST FOR APPROVAL OF THE REGENCY POINTE
COMMERCIAL COMMUNITY UNIT PLAN; AND

Z-2802 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY
DWELLING TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED
ON THE NORTHWEST CORNER OF CENTRAL AND WEBB ROAD.
(Regency Pointe Joint Venture)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On October 2, 1986, the MAPC held a public hearing to consider a request for approval of a commercial C.U.P. proposal for 11.4 acres at the northwest corner of Central and Webb. A zone change application has also been filed for a portion of the C.U.P. site requesting "AA" single-family dwelling to the "LC" Light Commercial District. This corner is presently undeveloped and unplatted. One person spoke in opposition to the applications. The MAPC unanimously recommended approval subject to platting.

CPO Council "H" voted 7-0 to recommend approval of the applications.

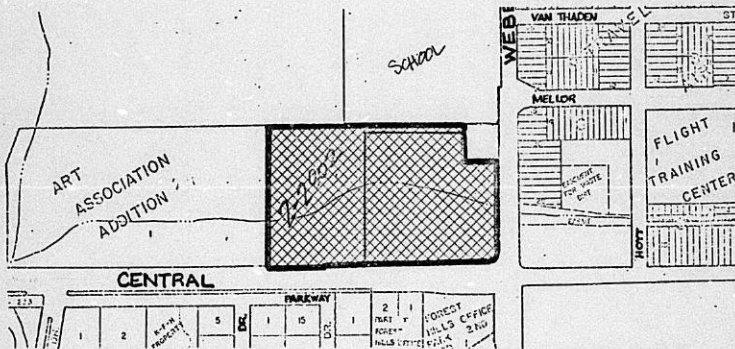
Analysis: The properties to the north of this C.U.P. are developed with a school and a County Fire Station. The Beech Aircraft Complex is located to the east and southeast, and to the south are office buildings and single family houses. The Wichita Art Association is located to the west.

The proposed Development Plan is divided into two parcels on 11.44 acres. Both parcels propose light commercial uses such as a shopping center, financial institutions, offices, personal services, retail sales, etc., and an associated zone case for that part of Parcel 2, which does not have "LC" Light Commercial zoning, has been filed. Additional information regarding setbacks, access controls, and screening/landscaping, is specified on the plan. The acceleration/deceleration lane along the south line of Parcel 2, and any drainage improvements that may be required shall be guaranteed at the time of platting.

The Planning Commission determined that 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 justified the approval of the development plan and the zone change request.

- Actions:
1. Concur with the findings of the MAPC and approve the zone change and C.U.P. subject to the recommended conditions; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
 2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
10-2-86 MAPC Minutes
CPO Memorandum
DP-162 site plan



DP-162 - REQUEST FOR APPROVAL OF THE REGENCY POINTE COMMERCIAL COMMUNITY UNIT PLAN; AND

Z-2802 - REQUEST FOR ZONE CHANGE FROM "AA" SINGLE-FAMILY DWELLING TO THE "LC" LIGHT COMMERCIAL DISTRICT LOCATED ON THE NORTHWEST CORNER OF CENTRAL AND WEBB ROAD.

EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 2, 1986

LEGAL:

- 9a. Case No. DP-162 - Regency Pointe Joint Venture requests approval of the Regency Pointe Commercial Community Unit Plan commencing at the southeast corner of the SE $\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence bearing N0°08'48"W along the east line of said SE $\frac{1}{4}$ a distance of 454.00 feet; thence bearing N89°59'58"W a distance of 50.00 feet to the point of beginning; thence bearing S0°08'48"E parallel to and 50.00 feet west of the east line of said SE $\frac{1}{4}$ a distance of 353.87 feet to the P.C. of a curve to the right having a radius of 50.00 feet, thence along said curve through a central angle of 90°08'50" an arc distance of 78.67 feet; thence bearing N89°59'58"W parallel to and 50.00 feet north of the south line of said SE $\frac{1}{4}$ a distance of 646.94 feet; thence bearing S0°00'02"W a distance of 20.00 feet; thence bearing N89°59'58"W parallel to and 30.00 feet north of the south line of said SE $\frac{1}{4}$ a distance of 11.10 feet; thence bearing N0°00'02"E a distance of 10.00 feet; thence bearing N89°59'58"W parallel to and 40.00 feet north of the south line of said SE $\frac{1}{4}$ a distance of 221.81 feet to a point in the east line of Art Association Addition to Wichita, Kansas; thence bearing N0°08'43"W along the east line of said addition a distance of 564.00 feet; thence bearing S89°59'58"E a distance of 804.98 feet; thence bearing S0°08'48"E a distance of 150.0 feet; thence bearing S89°59'58"E a distance of 125.00 feet to the point of beginning. Generally located at the northwest corner of Central and Webb Road.
- 9b. Case No. Z-2802 - Regency Pointe Joint Venture requests zone change from "AA" to "LC" commencing at the southeast corner of the SE $\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence bearing N89°59'58"W along the south line of said SE $\frac{1}{4}$ a distance of 600.00 feet; thence bearing N0°08'48"W a distance of 60.00 feet to the place of beginning; thence continuing bearing N0°08'48"W a distance 540.00 feet; thence bearing S89°59'58"E a distance of 425.00 feet; thence bearing N0°08'48"W a distance of 4.00 feet; thence bearing N89°59'58"W a distance of 804.98 feet; thence bearing S0°08'43"E a distance of 544.00 feet; thence bearing S89°59'58"E a distance of 380.00 feet to the point of beginning. Generally located north of Central in an area west of Webb Road.

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 a commercial C.U.P. proposal for 11.4 acres at the northwest corner of Central and Webb. A zone change application has also been filed for a portion of the C.U.P. site requesting "AA" single-family dwelling to the "LC" Light Commercial District. This corner is presently undeveloped and unplatted.

Analysis: The properties to the north of this C.U.P. are developed with a school and a County Fire Station. The Beech Aircraft Complex is located to the east and southeast, and to the south are office buildings and single family houses. The Wichita Art Association is located to the west.

The proposed Development Plan is divided into two parcels on 11.44 acres. Both parcels propose light commercial uses such as a shopping center, financial institutions, offices, personal services, retail sales, etc., and an associated zone case for that part of Parcel 2, which does not have "LC" Light Commercial zoning, has been filed. Additional information regarding setbacks, access controls, and screening/landscaping, is specified on the plan. The acceleration/deceleration lane along the south line of Parcel 2, and any drainage improvements that may be required shall be guaranteed at the time of platting.

Should the Planning Commission determine that this commercial C.U.P. and zoning change are 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 Commission 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. The property included within this C.U.P. shall be platted within one year after City Commission approval and prior to issuance of any building permits or the cases shall be considered denied and closed. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.

DISCUSSION:

HARRIS stated that the proposed plan indicates complete access control except for five openings to Central and three openings to Webb Road. It also indicates a 10-foot wide landscaped area along Central across the street from the residential zoning, and a masonry wall on the west and north line of the C.U.P. CPO Council Area "H" voted 7-0 to recommend approval of the requests, subject to some modifications which are listed in their memo. HARRIS said that staff was in support of the requests as submitted.

GARY WILEY, Professional Engineering Consultants, representing the applicants, stated that they were agreeable with all of the staff comments. He suggested that they would like to give up and also retain some of the things that the CPO Council asked them to abolish. He said that Parcel 1 was across from "LC", "C" and "E", and they felt that it was appropriate at that corner

to put a service station or a restaurant that would have possibly a drive-thru. He said that what they have restricted was restaurants that include carryout food services as their principal business. He said that they were talking about having a restaurant that does more than 50 percent of its business within the confines of the building.

WILEY said that CPO's number two item regarding Parcel 2, the elimination of service stations and convenience type stores, they have no problems with. They are willing to eliminate those particular uses from the parcel.

WILEY said that CPO discussed access. He said that his clients have proposed additional right-of-way, a 60-foot half-street right-of-way. This would accommodate a decel lane on Central and this they have proposed. They have asked for eight curb cuts total to this site; three on Webb Road; five on Central. They would agree to reduce the number of curb cuts from the 8 to 6. WILEY said that in some 730 feet of Parcel 2, they would like to have three openings. CPO had requested that only two openings be permitted there. He added that one of the curb cuts to Parcel 2 would be built to major entrance standards.

GARDNER asked Wiley why he would agree to no service stations or convenience type uses on Parcel 2.

WILEY said that the neighbors wanted this center developed nicely. A lot of Parcel 2 was across from the residential area and they have no problem with the elimination of those uses.

GARDNER said that his problem was that they have a big parcel on a major intersection with high traffic out there and all of the potential for at least those kinds of uses. He said that it seemed like an appropriate location for them, and would hate to see Wiley give it up.

WILEY pointed out that the setback in Parcel 2 will be the drainage easement that they have proposed. The closest setback is 75 feet to the south property line.

GARDNER again commented on Parcel 2, stating that he commended Wiley on his intent to make a nice development. He has no quarrel with that, but his uses in Parcel 2 including service stations and/or convenience type stores, from his perspective, was still appropriate in this kind of location. Unless Wiley was feeling under pressure to delete those from his verbiage, he would encourage him to leave them in because of legitimate uses.

WILEY said that they respected the people and their comments, and so they are willing to delete them.

WILEY mentioned that there would be about \$350,000 worth of boxed drainage.

LINDEBAK said that he hears all of the talk about the decel lane, but there may be other ways for making other traffic improvements that would be

basically equivalent to a decel lane that may improve traffic flow in that area more so than the decel lane.

TAD PATTON, Tripplett Woolf & Garretson, attorneys representing Shirley Harris who owns one of the lots directly south across Central from Parcel 2, stated that they understand that this is a prime undeveloped intersection whose time now has apparently come and obviously a development was going to occur there. However, it is their client's position that she would prefer to see something that would result in a little less traffic and noise, particularly after essentially normal business hours, and would kind of preserve the quiet and the character of a very nice residential neighborhood to the south. Her preference would be that Parcel 2 would not be light commercial at all, and in rezoning that the Commission would see fit to utilize something a little more restrictive, like an office or office commercial district. Even if the proposed rezoning is granted, however, she is very much in favor of the recommendations that were made by the CPO as to elimination of service stations and convenience stores, and essentially fast food type restaurants. PATTON said that he was almost reluctant to say that after hearing one of the Commissioner's enthusiasm of not maybe one, but two or three filling stations. In any event, it was Mrs. Harris' strong feeling that the property could be profitably and appropriately developed for commercial uses and restrict those uses in accordance with the recommendations that were made by the CPO.

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 the zone change request be approved subject to platting and the C.U.P. be approved, as amended, subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- c. The transfer of title of all or any portion of the land included within the 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. The property included within this C.U.P. shall be platted within one year after City Commission approval and prior to issuance of any building permits or the cases shall be considered denied and closed. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- e. The C.U.P. is to be amended to reflect the change of uses on Parcel 2 as well as the number of access points from 8 to 6.

Gardner moved, Miles seconded and it carried unanimously. Conlee, Parsons and Peters were absent.

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE September 23, 1986

TO Jack Galbraith, Chief Planner--Current Plans

FROM Barry L. Carroll, Administrative Aide III

SUBJECT DP-162 & Z-2802: North of
Central in an area west of
Webb Road

On Monday, September 22, CPO Council Area "H" considered the above captioned case, a request for approval of the REGENCY POINIE COMMERCIAL C.U.P. and a zone change from "AA" One-Family Dwelling District to "LC" Light Commercial District.

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 7-0 to recommend approval of the requests, subject to modifications listed below.

The agent, Gary Wiley was present to describe the request and respond to questions from the Council and area residents. Mr. Wiley explained that the eleven net acre site would have two parcels and amenities such as screening and landscaping.

Council members, after consultation with the area residents, recommended that the following be modified:

- 1) Parcel I: That service stations and restaurants with drive through carry-out service be eliminated.
- 2) Parcel II: That service stations and "convenient-type" stores be eliminated.
- 3) Access: That the number of access points into the C.U.P. be limited to five. Specifically, the Council recommended that:
 - 1) one curb cut be permitted off Webb into Parcel I,
 - 2) one curb cut be permitted off Webb into Parcel II,
 - 3) one curb cut be permitted off Central into Parcel I; and
 - 4) two curb cuts be permitted off Central into Parcel II.

Please provide the Council's recommendation to the MAPC and the City Commission when cases DP-162 and Z-2802 are considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm
Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

SEP 29 1986

METROPOLITAN PLANNING
ROUTE _____

October 3, 1986

Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: DP-162 REGENCY POINTE COMMERCIAL C.U.P. and Z-2802 "AA" to
"LC". At the northwest corner of Central and Webb Road

Dear Mr. Wiley:

At its regular meeting on October 2, 1986, the Metropolitan Area Planning Commission considered the above-captioned requests. The action of the Planning Commission was to recommend that the zone change request be approved subject to platting and the C.U.P. be approved, as amended, subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- c. The transfer of title of all or any portion of the land included within the 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. The property included within this C.U.P. shall be platted within one year after City Commission approval and prior to issuance of any building permits or the cases shall be considered denied and closed. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.

October 3, 1986
Page 2

~~✗~~ The C.U.P. is to be amended to reflect the change of uses on Parcel 2
as well as the number of access points from 8 to 6.

Please submit ten (10) corrected copies of the C.U.P. to this office by October 15, 1986 in order for this matter to be forwarded to the Board of City Commissioners for consideration at their regular meeting on October 28, 1986. This meeting will be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Enclosure

cc: Regency Pointe Joint Venture, c/o Kansas General Properties, Inc.,
1650 Georgetown, Suite 250, Wichita, KS 67211
Tad Patton, Triplett, Woolf, & Garretson, 151 N. Main, Suite 800,
Wichita, KS 67202-1409

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE September 23, 1986

TO Jack Galbraith, Chief Planner-Current Plans

FROM Barry L. Carroll, Administrative Aide III

SUBJECT DP-162 & Z-2802: North of
Central in an area west of
Webb Road

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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 7-0 to recommend approval of the requests, subject to modifications listed below.

The agent, Gary Wiley was present to describe the request and respond to questions from the Council and area residents. Mr. Wiley explained that the eleven net acre site would have two parcels and amenities such as screening and landscaping.

Council members, after consultation with the area residents, recommended that the following be modified:

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Please provide the Council's recommendation to the MAPC and the City Commission when cases DP-162 and Z-2802 are considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm
Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

SEP 29 1986

METROPOLITAN PLANNING

ROUTE

plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- c. The transfer of title of all or any portion of the land included within the 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. The property included within this C.U.P. shall be platted within one year after City Commission approval and prior to issuance of any building permits or the cases shall be considered denied and closed. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.

CASE NO. DP-162 & Z-2802

34	"Notices to adjoining property owners mailed on 9-16-86 for MAPC meeting on 10-2-86.
2	One each to Applicant and Agent.
3	One each to CPO, Carl Gipson and Karen Crook.
3	One each to Louise, Barbara and Glen.

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

September 16, 1986

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, October 2, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the REGENCY POINTE COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-162:

Commencing at the southeast corner of the SE $\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence bearing N0°08'48"W along the east line of said SE $\frac{1}{4}$ a distance of 454.00 feet; thence bearing N89°59'58"W a distance of 50.00 feet to the point of beginning; thence bearing S0°08'48"E parallel to and 50.00 feet west of the east line of said SE $\frac{1}{4}$ a distance of 353.87 feet to the P.C. of a curve to the right having a radius of 50.00 feet, thence along said curve through a central angle of 90°08'50" an arc distance of 78.67 feet; thence bearing N89°59'58"W parallel to and 50.00 feet north of the south line of said SE $\frac{1}{4}$ a distance of 646.94 feet; thence bearing S0°00'02"W a distance of 20.00 feet; thence bearing N89°59'58"W parallel to and 30.00 feet north of the south line of said SE $\frac{1}{4}$ a distance of 11.10 feet; thence bearing N0°00'02"E a distance of 10.00 feet; thence bearing N89°59'58"W parallel to and 40.00 feet north of the south line of said SE $\frac{1}{4}$ a distance of 221.81 feet to a point in the east line of Art Association Addition to Wichita, Kansas; thence bearing N0°08'43"W along the east line of said addition a distance of 564.00 feet; thence bearing S89°59'58"E a distance of 804.98 feet; thence bearing S0°08'48"E a distance of 150.0 feet; thence bearing S89°59'58"E a distance of 125.00 feet to the point of beginning. Generally located at the northwest corner of Central and Webb Road.

In association with this Community Unit Plan (Development Plan), rezoning has been requested as follows:

Z-2802: "AA" One-Family Dwelling District to "LC" Light Commercial District Commencing at the southeast corner of the SE $\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence bearing N89°59'58"W along the south line of said SE $\frac{1}{4}$ a distance of 600.00 feet; thence bearing N0°08'48"W a distance of 50.00 feet to the place of beginning; thence continuing bearing N0°08'48"W a distance 540.00 feet; thence bearing S89°59'58"E a distance of 425.00 feet; thence bearing N0°08'48"W a distance of 4.00 feet; thence bearing N89°59'58"W a distance of 804.98 feet; thence bearing S0°08'43"E a distance of 544.00 feet; thence bearing S89°59'58"E a distance of 380.00 feet to the point of beginning. Generally located north of Central in an area west of Webb Road.

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.

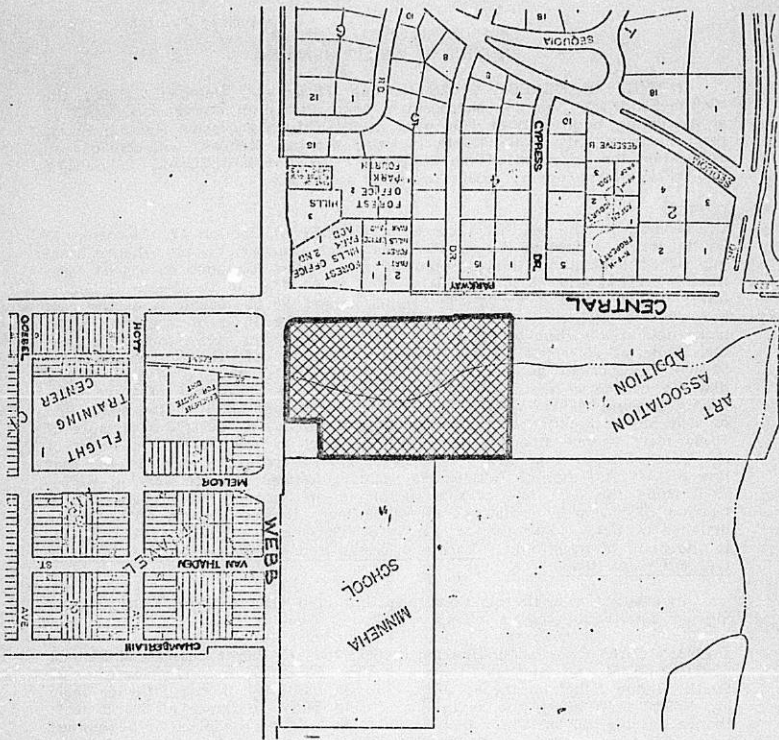
The proposed Development Plan now on file is divided into two parcels on 11.44 acres. Both parcels propose light commercial uses such as a shopping center, financial institutions, offices, personal services, retail sales, etc., and an associated zone case for that part of Parcel 2, which does not have "LC" Light Commercial zoning, has been filed. Additional information regarding setbacks, access controls, drainage and screening/landscaping, is specified on the plan.

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

Additional information concerning these cases 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 Council "H" will consider this case at their meeting to be held on Monday, September 22, 1986, at 7 p.m., at Capitol Federal Savings and Loan Building, 8040 East Douglas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

SEE REVERSE SIDE



NORTH

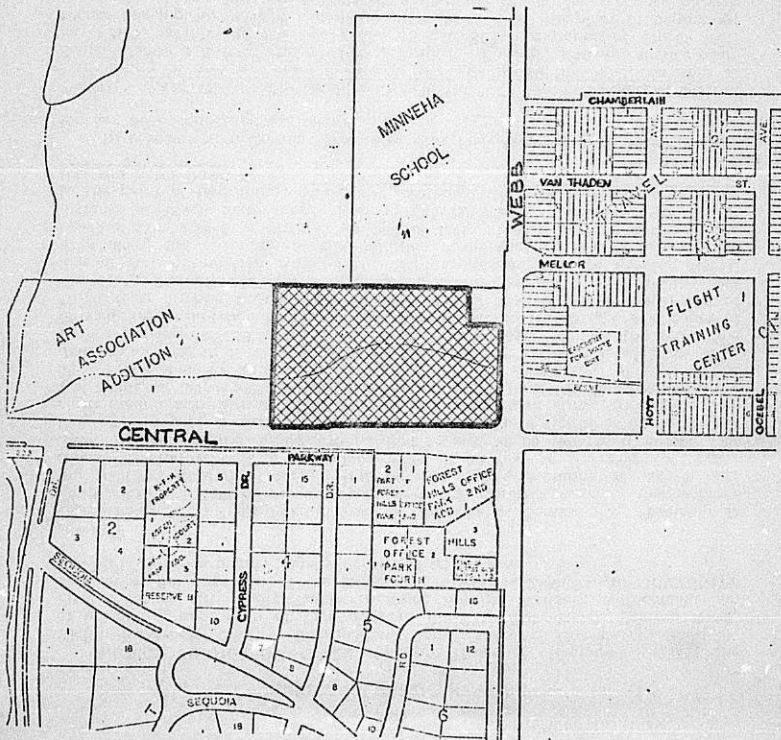



 APPLICATION
 AREA

APPLICATION
AREA



NORTH



() Published in the Daily Record on September 9, 1986 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, October 2, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the REGENCY POINTE COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-162:

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In association with this Community Unit Plan (Development Plan), rezoning has been requested as follows:

Z-2802: "AA" One-Family Dwelling District to "LC" Light Commercial District

Commencing at the southeast corner of the SE $\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence bearing N89°59'58"W along the south line of said SE $\frac{1}{4}$ a distance of 600.00 feet; thence bearing N0°08'48"W a distance of 60.00 feet to the place of beginning; thence continuing bearing N0°08'48"W a distance 540.00 feet; thence bearing S89°59'58"E a distance of 425.00 feet; thence bearing N0°08'48"W a distance of 4.00 feet; thence bearing N89°59'58"W a distance of 804.98 feet; thence bearing S0°08'43"E a distance of 544.00 feet; thence bearing S89°59'58"E a distance of 380.00 feet to the point of beginning. Generally located north of Central in an area west of Webb Road.

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The proposed Development Plan now on file is divided into two parcels on 11.44 acres. Both parcels propose light commercial uses such as a shopping center, financial institutions, offices, personal services, retail sales, etc., and an associated zone case for that part of Parcel 2, which does not have "LC" Light Commercial zoning, has been filed. Additional information regarding setbacks, access controls, drainage and screening/landscaping, is specified on the plan.

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

WITNESS MY HAND AND SEAL this 8th day of September, 1986.

Michael E. Lindebak, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

(SEAL)

CASE NO. DP-162

Regency Pointe Commercial
Community Unit Plan

Commencing at the southeast corner of the SE $\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence bearing N0°08'48"W along the east line of said SE $\frac{1}{4}$ a distance of 454.00 feet; thence bearing N89°59'58"W a distance of 50.00 feet to the point of beginning; thence bearing S0°08'48"E parallel to and 50.00 feet west of the east line of said SE $\frac{1}{4}$ a distance of 353.87 feet to the P.C. of a curve to the right having a radius of 50.00 feet, thence along said curve through a central angle of 90° 08'50" an arc distance of 78.67 feet; thence bearing N89°59'58"W parallel to and 50.00 feet north of the south line of said SE $\frac{1}{4}$ a distance of 646.94 feet; thence bearing S0°00'02"W a distance of 20.00 feet; thence bearing N89°59'58"W parallel to and 30.00 feet north of the south line of said SE $\frac{1}{4}$ a distance of 11.10 feet; thence bearing N0°00'02"E a distance of 10.00 feet; thence bearing N89°59'58"W parallel to and 40.00 feet north of the south line of said SE $\frac{1}{4}$ a distance of 221.81 feet to a point in the east line of Art Association Addition to Wichita, Kansas; thence bearing N0°08'43"W along the east line of said addition a distance of 56'.00 feet; thence bearing S89°59'58"E a distance of 804.98 feet; thence bearing S0°08'48"E a distance of 150.0 feet; thence bearing S89°59'58"E a distance of 125.00 feet to the point of beginning. Generally located at the northwest corner of Central and Webb Road.

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: August 8, 1986

TO: Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
Carl Gipson, Civil Engineer III

FROM: Barbara R. Bonanni, Senior Planner

RE: Regency Pointe Commercial Community Unit Plan Proposal -
Located at the Northwest Corner of Central and Webb.

Attached for your review and comments is a copy of the proposed commercial development plan for the above-referenced property. An associate zone change request to "LC" for that part of this site that is zoned "AA" has also been filed. I would appreciate your comments regarding this development proposal by August 15, 1986 so it can be scheduled for MAPC review.

Barbara R. Bonanni
Senior Planner

BRB:dlk

Attachments

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

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

DP-168
2

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

- A. APPLICANT Regency Pointe Joint Venture
c/o Kansas General Properties, Inc. - William E. Morin X
- ADDRESS 1650 Georgetown Suite 250 Zip Code 67218 PHONE 681-2171
- AGENT P.E.C., P.A. - Gary Wiley X
- ADDRESS 1440 E. English Zip Code 67211 PHONE 262-2691
- B. APPLICANT _____
- ADDRESS _____ Zip Code _____ PHONE _____
- AGENT _____
- ADDRESS _____ Zip Code _____ PHONE _____
- C. APPLICANT _____
- ADDRESS _____ Zip Code _____ PHONE _____
- AGENT _____
- ADDRESS _____ Zip Code _____ PHONE _____

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

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

CPO I
Sept 26

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

see attached sheet

- B. There are 11.4 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 6048 B Zoning (N) R-1 (S) A-2 (E) C-1 (W) B MAPC Oct. 2, 1986

T9-300-3

School fire station 6072A 645C 645C
Bundy Beach Ant Association
C-1 Single-fam. Revised 9/85

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

A. At the Northwest corner of Central and Webb Road, OR

B. On the _____ side of _____ (Ave.)Street between _____ (Ave.)Street and _____ (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.

Regency Pointe Jointe Venture
APPLICANT'S SIGNATURE _____

BY Gary Wiley
AUTHORIZED AGENT (IF ANY)
P.E.C., P.A. Gary Wiley

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 10⁰⁵ (AM) (PM) on 8-7-86 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 200.

Barbara Bonanni Name
Senior Planner Title

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF SEC. 17, TWP 27S,
R2E OF THE 6TH PM; THENCE BEARING $N0^{\circ}08'48''W$ ALONG THE EAST LINE OF SAID
S.E. 1/4 A DISTANCE OF 454.00 FEET; THENCE BEARING $N89^{\circ}59'58''W$ A
DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING; THENCE BEARING
 $S0^{\circ}08'48''E$ PARALLEL TO AND 50.00 FEET WEST OF THE EAST LINE OF SAID
SE 1/4 A DISTANCE OF 353.87 FEET TO THE P.C. OF A CURVE TO THE RIGHT
HAVING A RADIUS OF 50.00 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF $90^{\circ}03'50''$ AN ARC DISTANCE OF 78.67 FEET; THENCE BEARING
 $N89^{\circ}59'58''W$ PARALLEL TO AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID
SE 1/4 A DISTANCE OF 646.94 FEET; THENCE BEARING $S0^{\circ}00'02''W$ A DISTANCE
OF 20.00 FEET; THENCE BEARING $N89^{\circ}59'58''W$ PARALLEL TO AND 30.00 FEET
NORTH OF THE SOUTH LINE OF SAID SE 1/4 A DISTANCE OF 11.10 FEET; THENCE
BEARING $N0^{\circ}00'02''E$ A DISTANCE OF 10.00 FEET; THENCE BEARING $N89^{\circ}59'58''W$
PARALLEL TO AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4 A
DISTANCE OF 221.81 FEET TO A POINT IN THE EAST LINE OF ART ASSOCIATION
ADDITION TO WICHITA, KANSAS; THENCE BEARING $N0^{\circ}08'43''W$ ALONG THE EAST
LINE OF SAID ADDITION A DISTANCE OF 564.00 FEET; THENCE BEARING
 $S89^{\circ}59'58''E$ A DISTANCE OF 804.98 FEET; THENCE BEARING $S0^{\circ}08'48''E$ A
DISTANCE OF 150.0 FEET; THENCE BEARING $S89^{\circ}59'58''E$ A DISTANCE OF 125.0
FEET TO THE POINT OF BEGINNING. ~~CONTAINING 498,364 SQ. FT. OR 11.44~~
~~ACRES MORE OR LESS.~~

OWNERSHIP LIST

Property Description	Property Owner
<p>A tract described as commencing at the SE/c of the SE$\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East of the 6th P.M.; th. bearing N0°08'48"W along the East line of said SE$\frac{1}{4}$ a distance of 454.00 feet; th. bearing N89°59'58"W a distance of 50.00 feet to the p.o.b.; th. bearing S0°08'48"E parallel to and 50.00 feet West of the East line of said SE$\frac{1}{4}$ a distance of 353.87 feet to the P.C. of a curve to the right having a radius of 50.00 feet; th. along said curve through a central angle of 90°08'50" an arc distance of 78.67 feet; th. bearing N89°59'58"W parallel to and 50.00 feet North of the South line of said SE$\frac{1}{4}$ a distance of 646.94 feet; th. bearing S0°00'02"W a distance of 20.00 feet; th. bearing N89°59'58"W parallel to and 30.00 feet North of the South line of said SE$\frac{1}{4}$ a distance of 11.10 feet; th. bearing N0°00'02"E a distance of 10.00 feet; th. bearing N89°59'58"W parallel to and 40.00 feet North of the South line of said SE$\frac{1}{4}$ a distance of 221.81 feet to a point in the East line of Art Association Addition to Wichita, Kansas; th. bearing N0°08'43"W along the East line of said addition a distance of 564.00 feet; th. bearing S89°59'58"E a distance of 804.98 feet; th. bearing S0°08'48"E a distance of 150.00 feet; th. bearing S89°59'58"E a distance of 125.0 feet to the p.o.b.</p>	<p>Regency Pointe Joint Venture which is owned by: X { WBFH Wichita One, Inc. AND Andy Schoepf AND W. Beryl Schoepf AND George Schoepf 1650 Georgetown Suite 250 Wichita, KS 67218</p>
<p>A tract in the SE$\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East beginning at a point 604 feet North of the SE/c of the SE$\frac{1}{4}$ of Section 17; th. West parallel with the South line of Section 17, 175 feet; th. South parallel with the East line of Section 17, 150 feet; th. East 175 feet to the East line of Section 17; th. North 150 feet to the p.o.b.</p>	<p>Sedgwick County, Kansas X Sedgwick County Court House 535 N. Main Wichita, KS 67202</p>
<p>A tract in the SE$\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East described as follows: Beginning at a point 1,000 feet North of the SE/c of said SE$\frac{1}{4}$; th. West parallel with the South line of said Section 17, a distance of 660 feet; th. North parallel with the East line of said Section 17, a distance of 660 feet; th. East 660 feet to the East line of said Section 17; th. South 660 feet to beginning.</p>	<p>X Common School District #134 701 N. Webb Road Wichita, KS 67206</p>
<p>A tract in the SE$\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East beginning at a point 1,000 feet North of the SE/c of the SE$\frac{1}{4}$; th. West parallel with the South line of Section 17, 660 feet; th. South parallel with the East line of Section 17, 396 feet; th. East 660 feet to East line of Section 17; th. North 396 feet to p.o.b.</p>	<p>Same As Above</p>
<p>The SE$\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East except the 4 parcels listed above.</p>	<p>X Ritchie Associates, Inc. 8100 E. 22nd St. North Bldg. #500 Wichita, KS 67226</p>

<u>Property Description</u>		<u>Property Owner</u>
Lot 1	Art Association Addition	X Wichita Art Association Inc. 9112 E. Central Wichita, KS 67206
Lot 2, Block 2, except the South 15 feet of the West 15 feet.	Forest Hills Addition	X James R. Halsig #5 Central Parkway Wichita, KS 67206 AND X Linda McNeely #5 Central Parkway Wichita, KS 67206
Lot 5, Block 2	"	X James C. Emmert 8210 E. Bayley St. Wichita, KS 67207
Lot 6, Block 2	"	X Janet Williams Wurth #3 Cypress Wichita, KS 67206
Lot 7, Block 2, except the South 27 feet.	"	X Elizabeth A. Ward #5 Cypress Wichita, KS 67206
The South 27 feet of Lot 7 and the North 63 feet of Lot 8, Block 2.	"	X Terrill L. Grabham Kathryn Grabham #7 Cypress Drive Wichita, KS 67206
Lot 1, Block 4	"	X William M. Byrne Jr. Mary C. Byrne #2 Cypress Wichita, KS 67206
Lot 2, Block 4	"	X Tom R. Saggau #4 Cypress Wichita, KS 67206
Lot 3, Block 4	"	X Francis E. Jett Mary M. Jett #6 Cypress Wichita, KS 67206
Lot 4, Block 4, except the South 15 feet.	"	X Daniel S. Rose Stanley Garrity #8 Cypress Wichita, KS 67206
Lot 12, Block 4, except the South 15 feet	"	X John G. Firsching Joan E. Firsching #7 Laurel Drive Wichita, KS 67206
Lot 13, Block 4	"	X R. W. Bowen Nancy Bowen 9819 E. 8th Wichita, KS 67206
Lot 14, Block 4	"	X Milton J. Nyberg Jeanne Nyberg #3 Laurel Drive Wichita, KS 67206

Property Description		Property Owner
Lot 15, Block 4	Forest Hills Addition	Walter H. Closson Jr. Frances L. Closson #13 Central Parkway Wichita, KS 67206
Lot 1, Block 5	"	Shirley J. Harris #2 Laurel Drive Wichita, KS 67206
Lot 2, Block 5	"	John R. Irving Annette C. Irving #4 Laurel Drive Wichita, KS 67206
Lot 3, Block 5	"	Jonathan E. Romain Julia K. Romain #6 N. Laurel Wichita, KS 67206
Lot 4, Block 5	"	Edwin Friesen Twila J. Friesen #8 Laurel Drive Wichita, KS 67206
Lot 1	Forest Hills Office Park 2nd Addition	City of Wichita 455 N. Main Wichita, KS 67202
Part of Lot 1, Forest Hills Office Park Third Addition, Wichita, Sedgwick County, Kansas, described as follows beginning at the NW/c of said Lot 1; th. S0°00'W, 162 feet; th. S89°55'E 30 feet; th. S0°00'W, 18 feet; th. S89°55'E, 69.98 feet to the East line of said Lot 1; th. N0°00'23"E, 180 feet to the NE/c of said Lot 1; th. N89°55'W, 100 feet to the p.o.b.		Robert A. Geist 8600 Killarney Wichita, KS 67206
Lot 1, Forest Hills Office Park Third Addition, Wichita, Sedgwick County, Kansas, except a tract described as follows: Beginning at the NW/c of said Lot 1; th. S0°00'W, 162 feet; th. S0°55'E 30 feet; th. S0°00'W, 18 feet; th. S89°55'E, 69.98 feet to the East line of said Lot 1; th. N0°00'23"E, 180 feet to the NE/c of said Lot 1; th. N89°55'W, 100 feet to the p.o.b.		Building Park One, Inc, a corporation 9435 E. Central Bldg. 20 Wichita, KS 67206
Lot 1, Forest Hills Office Park Third Addition, except the above 2 described parcels.		C. A. Investments, Inc. c/o James R. Roth 600 Century Plaza Bldg. Wichita, KS 67202
Lot 2	Forest Hills Office Park 3rd Addition	Jan G. Siefkes #7 Swallow Wichita, KS 67230
Lot 1	Forest Hills Office Park 4th Addition	City of Wichita 455 N. Main Wichita, KS 67202
Lot 2	"	Arrowhead Petroleum, Inc. 400 N. Woodlawn Wichita, KS 67208
Lot 3	"	Kathryn B. Gould Box 8640 Wichita, KS 67208

<u>Property Description</u>		<u>Property Owner</u>
Lot 1	Exception in Forest Hills Addition	X George Carter Houston Ruth N. Houston #1 Aspen Court Wichita, Kansas 67206
Lot 2	"	<i>dup</i> X George Carter Houston #1 Aspen Court Wichita, KS 67206
Lot 4	"	X Leonard E. Palmer Ruth Palmer #7 Aspen Court Wichita, KS 67206
Lot 1	Aspen Court Addition	X D. L. Hellar Gwendolyn I. Hellar #5 Aspen Court Wichita, KS 67206
Lot 2	"	X Thomas E. Kreider Lynn C. Kreider 888 Nims Wichita, KS 67203
Lot 20, Block 4	Travel Air City Addition	X Beech Aircraft Corporation 9709 E. Central Wichita, KS 67206
Lots 12, 13, 14, 15, 16, and 17, Block 5, except the South 5 feet thereof.	"	Same As Above
Lots 18, 19, 20, 21, 22, 23, 24, 25, 26 & 27, Block 5	"	Same As Above
Lot 28 & 29, Block 5	"	X Clarence M. Cox Austin J. Cox 630 N. Webb Road Wichita, KS 67206
Lots 30 & 31, Block 5	"	Beech Aircraft Corporation 9709 E. Central Wichita, KS 67206
Lots 32, 33 & 34, Block 5	"	Same As Above
Lots 4, 5 & 6, Block 6	"	Same As Above
Lots 7, 8, 9, 10, 11, 12, 13 & 14, Block 6	"	Same As Above
Lots 15 & 16, Block 6	"	Same As Above
Lots 17, 18 & 19, Block 6	"	Same As Above
Lots 20, 21, 22 & 23, Block 6	"	X Hazel Kiekal 540 N. Webb Road Wichita, KS 67206

Property Description	Property Owner	Property Owner
Lots 24, 25, 26, 27, 28, 29 and 30, except that part taken for road.	Travel Air City Addition	<i>dup</i> Beech Aircraft Corporation 9709 E. Central Wichita, KS 67206
A tract in the SW $\frac{1}{4}$ of Section 16, Township 27 South, Range 2 East described as beginning at the SW/c of the SW $\frac{1}{4}$ of Section 16, Township 27, Range 2 East of the 6th P.M.; th. East 13 rods; th. North 14 rods; th. West 13 rods; th. South 14 rods to beginning.		<i>dup</i> Beech Aircraft Corporation 9709 E. Central Wichita, KS 67206
A tract beginning 13 rods East of the SW/c of the SW $\frac{1}{4}$ of Section 16, Township 27, Range 2 East; th. East 20 rods; th. North parallel to the West line of said SW $\frac{1}{4}$ 233 feet; th. NW'ly to a point 13 rods East of the West line of said SW $\frac{1}{4}$ and 260 feet North of the South line of said SW $\frac{1}{4}$; th. South 260.6 feet to the p.o.b.		Same As Above
The South 90 feet of the North 180 feet of a tract beginning 13 rods East of the SW/c of the SW $\frac{1}{4}$ of Section 16, Township 27 South, Range 2 East; th. North 32 rods; th. East 20 rods; th. South 32 rods; th. West 20 rods to beginning.		Same As Above
Beginning 13 rods East and 200.6 feet North of the SW/c of the SW $\frac{1}{4}$ of Section 16, Township 27 South, Range 2 East; th. North parallel to the West line of the SW $\frac{1}{4}$ 87.4 feet; th. East parallel to the South of the SW $\frac{1}{4}$ 330 feet; th. South parallel to the West line of the SW $\frac{1}{4}$ 115 feet; th. NW'ly to beginning.		Same As Above
Beginning 13 rods East and 438 feet North of the SW/c of the SW $\frac{1}{4}$ Section 16, Township 27, Range 2 East; th. North parallel to the West line of the SW $\frac{1}{4}$ 90 feet; th. East parallel to the South line of the SW $\frac{1}{4}$ 330 feet; th. South 90 feet; th. West 330 feet to beginning.		Same As Above
The NW $\frac{1}{4}$ of Section 21, Township 27 South, Range 2 East, except:		Same As Above
Commencing at the NW/c of the NW $\frac{1}{4}$ of Section 21, Township 27 South, Range 2 East of the 6th P.M.; th. S0°56'44"E along the West line of the NW $\frac{1}{4}$ of Section 21, a distance of 476.16 feet to the prolongation of a line that is 135 feet SW'ly of and parallel with the centerline of a grass runway; th. S29°58'48"E along the prolongation of said line a distance of 1061.74 feet to the p.o.b.		

(Cont'd on Pg. 6)

Property DescriptionProperty Owner

(Cont'd from Page 5)

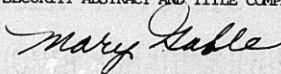
th. S29°58'48"E along a line that is 135 feet SW'ly of and parallel with the centerline of said grass runway a distance of 1128.56 feet to a line that is 500 feet W'ly of and parallel with the centerline of an asphalt runway; th. S10°43'08"W along the line that is 500 feet W'ly of and parallel with said asphalt runway a distance of 474.71 feet to a line that is 150 feet NW'ly of and parallel with a grass runway; th. S45°01'13"W along the line that is 150 feet NW'ly of and parallel with said grass runway a distance of 802.85 feet to the prolongation of the East face of the existing building known as Plant 3; th. N0°57'54"W along the prolongation of the East face of Plant 3 and along the East face of Plant 3 and along the prolongation of the East face of Plant 3 a distance of 2009.64 feet; th. N89°02'06"E a distance of 126.11 feet to the p.o.b.

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

Commencing at the Southeast Corner of the Southeast Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M.; thence bearing N0°08'48"W along the East line of said SE $\frac{1}{4}$ a distance of 454.00 feet; thence bearing N89°59'58"W a distance of 50.0 feet to the point of beginning; thence bearing S0°08'48"E parallel to and 50.00 feet West of the East line of said SE $\frac{1}{4}$ a distance of 353.87 feet to the P.C. of a curve to the right having a radius of 50.00 feet; thence along said curve through a central angle of 90°08'50" an arc distance of 78.67 feet; thence bearing N89°59'58"W parallel to and 50.00 feet North of the South line of said SE $\frac{1}{4}$ a distance of 646.94 feet; thence bearing S0°00'02"W a distance of 20.00 feet; thence bearing N89°59'58"W parallel to and 30.00 feet North of the South line of said SE $\frac{1}{4}$ a distance of 11.10 feet; thence bearing N0°00'02"E a distance of 10.00 feet; thence bearing N89°59'58"W parallel to and 40.00 feet North of the South line of said SE $\frac{1}{4}$ a distance of 221.81 feet to a point in the East line of Art Association Addition to Wichita, Kansas; thence bearing N0°08'43"W along the East line of said Addition a distance of 564.00 feet; thence bearing S89°59'58"E a distance of 804.98 feet; thence bearing S0°08'48"E a distance of 150.0 feet; thence bearing S89°59'58"E a distance of 125.0 feet to the point 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 21st day of July, 1986, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

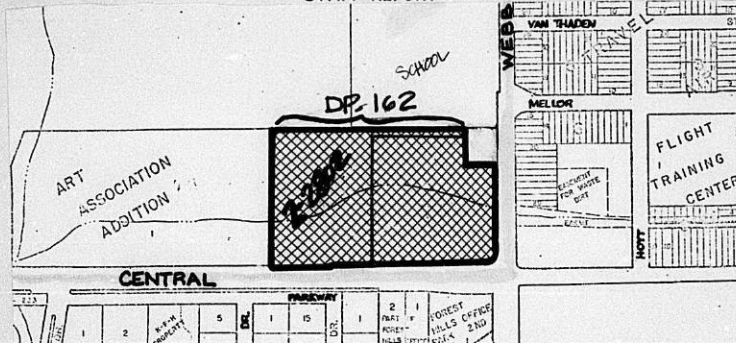


By

Sr. Vice-President

Order No: 363108 nj
ap

STAFF REPORT



DP-162 - REQUEST FOR APPROVAL OF THE REGENCY POINTE COMMERCIAL COMMUNITY UNIT PLAN; AND

Z-2802 - REQUEST FOR ZONE CHANGE FROM "AA" SINGLE-FAMILY DWELLING TO THE "LC" LIGHT COMMERCIAL DISTRICT LOCATED ON THE NORTHWEST CORNER OF CENTRAL AND WEBB ROAD.

Applicant: Regency Pointe Joint Venture, c/o Kansas General Properties, Inc.,
1650 Georgetown, Suite 250, Wichita, KS 67211.

	Land Use	Zoning	Size
Application Area	Undeveloped	"LC" & "AA"	11.4 acres
North	School and Fire Station	"R-1"	
South	Commercial buildings & single-family houses	"LC" & "AA"	
East	Beech Aviation building	"C" & "E"	
West	Wichita Art Association	"B"	

History: None.

Background: The applicant is requesting approval of a commercial C.U.P. proposal for 11.4 acres at the northwest corner of Central and Webb. A zone change application has also been filed for a portion of the C.U.P. site requesting "AA" single-family dwelling to the "LC" Light Commercial District. This corner is presently undeveloped and unplatted.

Analysis: The properties to the north of this C.U.P. are developed with a school and a County Fire Station. The Beech Aircraft Complex is located to the east and southeast, and to the south are office buildings and single family houses. The Wichita Art Association is located to the west.

The proposed Development Plan is divided into two parcels on 11.44 acres. Both parcels propose light commercial uses such as a shopping center, financial institutions, offices, personal services, retail sales, etc., and an associated zone case for that part of Parcel 2, which does not have "LC" Light Commercial zoning, has been filed. Additional information regarding setbacks, access controls, and screening/landscaping, is specified on the plan. The acceleration/deceleration lane along the south line of Parcel 2, and any drainage improvements that may be required shall be guaranteed at the time of platting.

Should the Planning Commission determine that this commercial C.U.P. and zoning change are 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 Commission 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. The property included within this C.U.P. shall be platted within one year after City Commission approval and prior to issuance of any building permits or the cases shall be considered denied and closed. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.

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

September 18, 1986

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, October 2, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor of City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the REGENCY POINTE COMMERCIAL COMMUNITY UNIT PLAN for property legally described as follows:

DP-162:

Commencing at the southeast corner of the SE $\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence bearing N0°08'48"W along the east line of said SE $\frac{1}{4}$ a distance of 454.00 feet; thence bearing N89°59'58"W a distance of 50.00 feet to the point of beginning; thence bearing S0°08'48"E parallel to and 50.00 feet west of the east line of said SE $\frac{1}{4}$ a distance of 353.87 feet to the P.C. of a curve to the right having a radius of 50.00 feet, thence along said curve through a central angle of 90°08'50" an arc distance of 78.67 feet; thence bearing N89°59'58"W parallel to and 50.00 feet north of the south line of said SE $\frac{1}{4}$ a distance of 646.94 feet; thence bearing S0°00'02"W a distance of 20.00 feet; thence bearing N89°59'58"W parallel to and 30.00 feet north of the south line of said SE $\frac{1}{4}$ a distance of 11.10 feet; thence bearing N0°00'02"E a distance of 10.00 feet; thence bearing N89°59'58"W parallel to and 40.00 feet north of the south line of said SE $\frac{1}{4}$ a distance of 221.81 feet to a point in the east line of Art Association Addition to Wichita, Kansas; thence bearing N0°08'43"W along the east line of said addition a distance of 564.00 feet; thence bearing S89°59'58"E a distance of 804.98 feet; thence bearing S0°08'48"E a distance of 150.0 feet; thence bearing S89°59'58"E a distance of 125.00 feet to the point of beginning. Generally located at the northwest corner of Central and Webb Road.

In association with this Community Unit Plan (Development Plan), rezoning has been requested as follows:

Z-2802: "AA" One-Family Dwelling District to "LC" Light Commercial District Commencing at the southeast corner of the SE $\frac{1}{4}$ of Section 17, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence bearing N89°59'58"W along the south line of said SE $\frac{1}{4}$ a distance of 600.00 feet; thence bearing N0°08'48"W a distance of 60.00 feet to the place of beginning; thence continuing bearing N0°08'48"W a distance 540.00 feet; thence bearing S89°59'58"E a distance of 425.00 feet; thence bearing N0°08'48"W a distance of 4.00 feet; thence bearing N89°59'58"W a distance of 804.98 feet; thence bearing S0°08'43"E a distance of 544.00 feet; thence bearing S89°59'58"E a distance of 380.00 feet to the point of beginning. Generally located north of Central in an area west of Webb Road.

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.

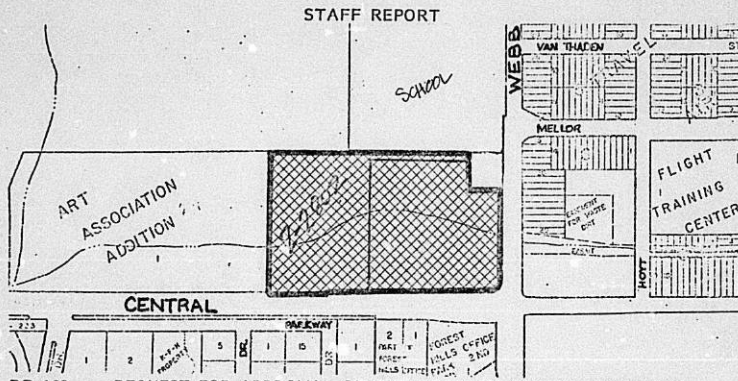
The proposed Development Plan now on file is divided into two parcels on 11.44 acres. Both parcels propose light commercial uses such as a shopping center, financial institutions, offices, personal services, retail sales, etc., and an associated zone case for that part of Parcel 2, which does not have "LC" Light Commercial zoning, has been filed. Additional information regarding setbacks, access controls, drainage and screening/landscaping, is specified on the plan.

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

Additional information concerning these cases 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 Council "H" will consider this case at their meeting to be held on Monday, September 22, 1986, at 7 p.m., at Capitol Federal Savings and Loan Building, 8040 East Douglas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

SEE REVERSE SIDE



DP-162 - REQUEST FOR APPROVAL OF THE REGENCY POINTE COMMERCIAL COMMUNITY UNIT PLAN; AND

Z-2802 - REQUEST FOR ZONE CHANGE FROM "AA" SINGLE-FAMILY DWELLING TO THE "LC" LIGHT COMMERCIAL DISTRICT LOCATED ON THE NORTHWEST CORNER OF CENTRAL AND WEBB ROAD.

Applicant: Regency Pointe Joint Venture, c/o Kansas General Properties, Inc.,
1650 Georgetown, Suite 250, Wichita, KS 67211.

	Land Use	Zoning	Size
Application Area	Undeveloped	"LC" & "AA"	11.4 acres
North	School and Fire Station	"R-1"	
South	Commercial buildings & single-family houses	"LC" & "AA"	
East	Beech Aviation building	"C" & "E"	
West	Wichita Art Association	"B"	

History: None.

Background: The applicant is requesting approval of a commercial C.U.P. proposal for 11.4 acres at the northwest corner of Central and Webb. A zone change application has also been filed for a portion of the C.U.P. site requesting "AA" single-family dwelling to the "LC" Light Commercial District. This corner is presently undeveloped and unplatted.

Analysis: The properties to the north of this C.U.P. are developed with a school and a County Fire Station. The Beech Aircraft Complex is located to the east and southeast, and to the south are office buildings and single family houses. The Wichita Art Association is located to the west.

The proposed Development Plan is divided into two parcels on 11.44 acres. Both parcels propose light commercial uses such as a shopping center, financial institutions, offices, personal services, retail sales, etc., and an associated zone case for that part of Parcel 2, which does not have "LC" Light Commercial zoning, has been filed. Additional information regarding setbacks, access controls, and screening/landscaping, is specified on the plan. The acceleration/deceleration lane along the south line of Parcel 2, and any drainage improvements that may be required shall be guaranteed at the time of platting.

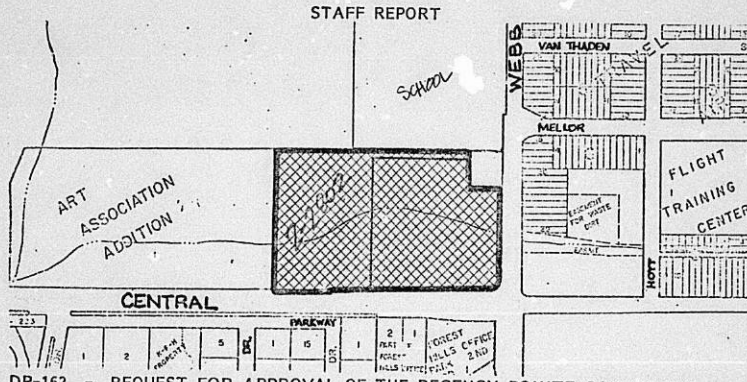
Should the Planning Commission determine that this commercial C.U.P. and zoning change are appropriate, the following are recommended conditions of approval:

- 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 Commission 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. The property included within this C.U.P. shall be platted within one year after City Commission approval and prior to issuance of any building permits or the cases shall be considered denied and closed. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.

OCTOBER 2, 1986



DP-162 - REQUEST FOR APPROVAL OF THE REGENCY POINTE COMMERCIAL COMMUNITY UNIT PLAN; AND

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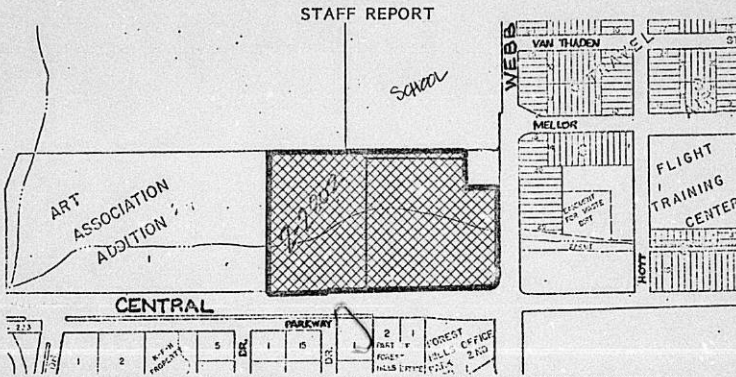
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FORM 29-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hoe 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

*

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

Roll #1

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